



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 2021



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DWELLING UNITS AND ESTIMATED POPULATION

♦ January 2021 ♦

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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated household and group quarters population in the City of Gaithersburg, Maryland as of the date specified on the cover sheet.

The number and type of dwelling units was gathered from these sources: Montgomery County tax records and tax maps, approved site plans and subdivision plats on file with the City, aerial photographs, and field inspections conducted by City staff. Information on building completion progress was obtained by reviewing final occupancy permits granted, and the number of rental dwelling units was confirmed by rental housing records.

Specific multipliers are used to create a "bottom-up" estimate of the number of people living in households who reside in the City, based on the type of dwelling unit and associated vacancy rate. The raw multipliers were obtained by analyzing Census 2010 blocks with homogeneous dwelling unit types. The final multipliers used in this report have been adjusted to reflect the Census 2010 Summary File 1 (SF1) City-wide persons per household multiplier. For estimation purposes, it is assumed that exactly one household occupies one housing unit. The City-wide population summary table includes a "high" estimate based on 100% (full) occupancy of housing units and a "low" estimate that accounts for housing unit vacancy rates.

The population in Group Quarters is estimated by adding the "institutionalized" count of persons to the estimated "non-institutionalized" count of persons. The actual number of "institutionalized" group quarters units, such as nursing homes, homeless shelters, and drug treatment facilities, are obtained directly from the facilities and it is assumed that exactly one person occupies each institutionalized group quarters unit. An estimate of the "non-institutionalized" group quarters population is generated based on the 2010 Census population of this group as a percentage of the total population (0.2920%), utilizing Summary File 1 (SF1).

The statistics in this report are arranged by subdivisions in the City of Gaithersburg, as defined by subdivision plats, site plan approvals, and City-designated areas. The City was originally divided into six Planning Neighborhoods as part of an open space study conducted by the Department of Parks and Recreation in 1976-1978. Previous editions of *Dwelling Unit and Estimated Population* reports prepared by the City prior to July 2005 were arranged by Planning Neighborhood, each of which was broken down into subdivisions.

This population and housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes, ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use. The most current version of this report is posted on the City's web site at http://www.gaithersburgmd.gov/documents/dwelling_population_report.pdf.

All questions regarding the document should be directed to the City of Gaithersburg Planning and Code Administration.

Dwelling Unit Multiplier Table		Census 2010 - Homogeneous Blocks					
Housing Unit (HU) Type	Housing Unit Abbrev.	Population, Occupied HUs	Households, Occupied HUs	Persons per HH multiplier	Adjusted Multiplier Census 2010	2005 Update Multiplier	Census 2000 Multiplier
Single Family Detached	SFD	9,725	3,031	3.20851	3.37371	3.14949	3.24763
Townhouse	TH	8,776	2,916	3.00960	3.16456	2.66692	2.94209
Multi-family, Garden Apt	GA	6,342	2,511	2.52569	2.65573	2.46062	2.24724
Multi-family, Garden Condo	GC	1,617	931	1.73684	1.82627	<i>incl. in GA</i>	<i>incl. in GA</i>
Multi-family, Stacked TH Condo	SC	754	357	2.11204	2.22079	<i>incl. in GA</i>	<i>incl. in GA</i>
Multi-family, High Rise Apt	HRA	1,146	727	1.57634	1.65750	1.22179	2.24724
Multi-family, High Rise Condo	HRC	N/A	N/A	N/A	1.65750	<i>incl. in HRA</i>	<i>incl. in HRA</i>
Group Quarters	GQ	N/A	N/A	N/A	1.00000	1.00000	N/A
All Housing Units	N/A	28360	10473	2.70792	2.69936	2.59939	2.67422

Sources:

Census 2010 Summary File 1 (SF1) Block-level data, 2005 Census Update for Montgomery County and Gaithersburg City, and Census 2000 Summary Files 1 and 3 (SF1, SF3)

DEFINITIONS AND ABBREVIATIONS USED IN TABLES

AFFORDABLE HOUSING (AH): A portion of the total approved dwelling units have been set aside as income-restricted units, per Chapter 24, Article XVI.

AGE-RESTRICTED UNIT (AR): A dwelling unit available for rent or sale only to individuals 55 years old or older.

CONDOMINIUM (C): A garden or high-rise apartment-style dwelling unit that is owned individually and retains a portion of the interest in the entire structure, common areas, and common facilities. The condominium owner has title to the interior space of the unit and an undivided interest in the common space elements. Property is identified in a master deed and recorded on a condominium plat with the local jurisdiction.

CURRENT POPULATION: Estimated population of occupied dwelling units based on the multiplier found in the Dwelling Unit Multiplier Table or based on the methodology for estimating Group Quarters population.

DECLARATIONS (D): A property encumbered by development approval declarations, covenants, and similar restrictions, but either not subject to a Homeowner's Association (HOA) or subject only to an inactive HOA.

FUTURE GROWTH: Estimated additional population in approved but unbuilt/incomplete dwelling units.

FUTURE POPULATION: Estimated total population once all dwelling units are completed.

GARDEN UNIT: A multi-family dwelling unit, either rental (apartment/GA) or owned (condominium/GC), located in a building that is four (4) stories in height or lower or that has four (4) or fewer entire floors in the building, with units on some or all floors. Also includes urban cottages (dwelling unit above a detached garage), basement accessory apartments, and detached houses converted to upper/lower floor duplexes (a.k.a. "maisonette" or "apartment" duplex).

GROUP QUARTERS (GQ): Facilities providing living quarters, such as beds or rooms, for unrelated individuals. Group Quarters are not dwelling units and are not occupied by households.

HIGH-RISE UNIT: A multi-family dwelling unit, either rental (apartment/HRA) or owned (condominium/HRC), located in a building that is five (5) or more stories in height and has five (5) or more entire floors, with units on some or all floors.

HOMEOWNER'S ASSOCIATION (H): A community association, other than a condominium association, organized in a development in which individual owners share common interest in open space or facilities. An HOA holds title to certain common property, manages and maintains common property, and enforces certain covenants and restrictions. Condominium associations do not usually have title to HOA common property.

INCOME-RESTRICTED UNIT (IR): A dwelling unit available for rent or sale only to persons who satisfy income limits determined by the federal HUD department. These include MPDUs for persons who earn 50%-80% (IM) and WFHUs for persons who earn 80%-120% (IW) of Area Median Income, per Chapter 24, Article XVI.

OTHER USES: Houses, townhouses, condominiums, and apartments used for purposes other than dwelling units, such as offices, retail stores, beauty parlors, barber shops, model homes, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): Total estimated population upon completion of all approved residential dwelling units.

RENTAL UNIT (R): A dwelling unit that is available for rent, such as an apartment.

SENIOR HOUSING UNIT (SR): A dwelling unit available for rent or sale only to households with at least one member who is 62 years old or older.

SINGLE FAMILY DETACHED (SFD): A freestanding dwelling unit that does not share walls with any other unit.

STACKED CONDO UNIT (SC): Condominium units that are vertically arranged within a single townhouse building ("stacked," "piggyback," 2 over 2, 2 over 1, etc.); the individual condominium units occupy one, two, or multiple floors.

TAX MAP: Maps created by the Maryland State Department of Assessment and Taxation (SDAT) that depict the location of property boundaries as described in deeds, subdivision plats, and other legal documents.

TOWNHOUSE (TH): A fee-simple- or condominium-ownership attached dwelling unit, including side-by-side duplexes and semi-detached houses, with a single title for the entire vertical space between the common walls and exterior walls.

TO BE COMPLETED (TO BE COMPL): A dwelling unit approved for construction or under construction as of the date of this report that does not have a final occupancy permit issued.

UNITS COMPLETED (UNITS COMPL): A dwelling unit available for occupancy as of the date of this report.

UNIT TOTAL: Total approved dwelling units (summation of completed and to-be-completed dwelling units).

GAITHERSBURG

Year	POPULATION				DWELLING UNITS			
	Decennial Census	Census Estimate July°	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
1900	547							
1910	625							
1920	729							
1930	1,068							
1940	1,021				231			
1950	1,755				484			
1960	3,847				1,099			
1970	8,344				2,987			
1972			17,192				6,140	
1973				24,464				8,649
1975				25,528				8,984
1976				26,012				10,611
1980	26,424				10,830			
1986			33,079	34,690			13,470	14,051
1987			36,608	39,023			14,768	14,459
1988				36,831				14,601
1990	39,542	39,676	39,538		16,059	16,112	15,513	
1991		40,527	41,111				16,086	
1992		41,607	43,732				17,646	
1993		42,747	44,717				17,760	
1994		43,708	45,793				18,172	
1995		44,546	46,216	47,055			18,258	18,605
1996		45,119	47,313	48,402			18,706	19,019
1997		45,645	48,729	49,126			19,130	19,206
1998		46,640	49,474	49,500			19,327	19,317
1999		48,395	49,819	49,955			19,528	19,596
2000	52,613	53,056	50,912	51,944	20,674		20,113	20,471
2001		54,752	52,308	53,095			20,677	20,983
2002		56,300	53,141				21,164	
2003		57,365	55,035	55,253			21,835	21,914
2004		58,091		56,365				22,631
2005		57,698	57,474	57,812			22,846	23,142
2006		57,934	58,405	58,607			23,436	23,520
2007		57,670	58,741	60,736			23,570	23,618
2008		58,744	60,376	59,912			23,471	23,091
2009		59,986	60,017	60,108			23,130	23,226

Note: Census information was not collected for Gaithersburg prior to 1900.

Population and dwelling unit counts are continued on the next page.

GAITHERSBURG								
Year	POPULATION				DWELLING UNITS			
	Decennial Census	Census Estimate July [°]	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
2010	59,933	60,160	57,875	58,017	23,337		22,941	22,997
2011		61,045	60,785	61,172			23,296	23,447
2012		62,794	61,469	62,848			23,504	23,656
2013		65,690	64,239	63,842			24,183	24,375
2014		66,816	64,509	64,782			24,632	24,738
2015		67,456	66,360	67,099			25,495	25,597
2016		67,776	67,330	68,635			25,685	25,747
2017		68,710	68,364	69,562			25,804	26,264
2018		68,289	69,369	69,769			26,298	26,452
2019		67,985	69,076	70,010			26,601	26,979
2020			70,191	70,223			27,049	27,062
2021			70,242				27,082	

[°] Source: US Census Bureau, Population Estimates Program

* 1972-2009 City Population Estimates assume 100% occupancy rate for all dwelling units but Census population estimates are for occupied units only. Beginning in 2010, City population estimates are for occupied units only. As a result, population estimates may decline even though dwelling units increase, due to higher vacancy rates.

** 1972-2009 City Dwelling Unit Estimates include group quarters, but Census dwelling unit estimates (by definition) do not include group quarters. Beginning in 2010, City Dwelling Unit Estimates do not include group quarters. In addition, Census dwelling unit estimates include units that are under construction (and considered vacant), but City estimates only include completed units.

Note: Beginning in July 2013, estimates use multipliers that are based on an analysis of Census 2010 blocks with homogeneous dwelling unit types and vacancy rates that are based on the 2006-2010 American Community Survey (ACS), Fields B25024 & B25032. Prior to July 2013, estimates were based on adjusted persons per dwelling unit multipliers from the 2005 Census Update and vacancy rates from Census 2000. These factors were updated in January 2017, to separate stacked (2 over 2) condominium townhouses from garden condominiums.

As part of the City's July 2006 Population and Dwelling Units Report update, population and unit count figures for each subdivision were verified against site plans, aerial photos, and field visits. As a result, the City's estimates for population and dwelling units from January 2000 through January 2006 were adjusted to reflect the observed annual increase in population and dwelling units. The July 2007 population estimate is based on revised persons/household factors from the 2005 Census Update for Montgomery County.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS - AMERICAN COMMUNITY SURVEY 5-YEAR

	City Of Gaithersburg			City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland	Washington DC Metro
Topic	2005-2009	2010-2014	2015-2019	2015-2019	2015-2019	2015-2019	2015-2019	2015-2019	2015-2019
Total Population	58,632	63,491	67,742	67,542	70,887	58,481	1,043,530	6,018,848	6,196,585
Group Quarters Population	363	423	396	824	1,814	380	8,759	140,592	105,878
Male	48.9%	48.8%	48.7%	47.4%	48.3%	47.3%	48.3%	48.6%	48.9%
Female	51.1%	51.2%	51.3%	52.6%	51.7%	52.7%	51.7%	51.8%	51.1%
White, not Hispanic	45.4%	37.7%	34.4%	47.8%	55.0%	31.1%	43.8%	50.0%	45.5%
Black, not Hispanic	12.2%	16.0%	17.4%	10.6%	18.9%	52.1%	17.9%	29.9%	24.8%
American Indian, not Hispanic	0.2%	0.2%	0.3%	0.1%	0.3%	0.2%	0.1%	0.2%	0.2%
Asian, not Hispanic	17.1%	18.6%	18.9%	20.9%	6.1%	5.1%	14.7%	6.4%	10.0%
Hawaiian/Pacific Islander, not Hispanic	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Other Race, not Hispanic	0.2%	0.2%	0.4%	1.1%	0.1%	0.2%	0.6%	0.3%	0.4%
Multiple Races, not Hispanic	1.7%	3.1%	3.5%	4.7%	2.7%	4.1%	3.3%	2.9%	3.3%
Hispanic (of any race)	23.3%	24.1%	25.0%	14.8%	16.8%	7.2%	19.5%	10.7%	15.8%
Median Age	36.8	34.5	36.5	38.7	35.9	42.7	39.2	38.6	37.0
Under 5 years old	8.0%	8.7%	6.7%	6.1%	6.2%	5.5%	6.3%	6.0%	6.5%
5 to 17 years old	15.9%	16.6%	16.2%	15.0%	16.1%	16.3%	17.0%	15.7%	16.5%
20 to 34 years old	23.6%	24.3%	22.5%	20.7%	24.0%	16.5%	18.5%	19.8%	21.3%
Voting age population (18+)	76.1%	74.7%	77.1%	78.9%	77.7%	78.2%	76.7%	78.3%	77.0%
Voting Eligible population (citizens 18+)	N/A	53.3%	57.9%	63.8%	68.0%	73.3%	63.5%	71.7%	67.1%
55 years old and older	19.3%	20.9%	23.0%	27.6%	24.8%	29.8%	28.1%	29.6%	24.8%
62 years old and older	11.8%	13.1%	14.8%	19.3%	16.4%	18.9%	18.6%	19.9%	15.9%
65 years old and older	9.3%	10.4%	11.5%	16.0%	13.0%	14.8%	15.0%	15.9%	12.7%
Born in a Different State	36.7%	31.4%	33.1%	42.1%	36.7%	50.7%	39.9%	36.0%	43.1%
Foreign-born	36.7%	40.2%	38.1%	34.1%	20.4%	14.9%	32.3%	15.2%	22.8%
Not a US Citizen	21.3%	23.1%	21.3%	17.5%	10.9%	5.2%	14.8%	7.3%	11.0%
Speak Only English at Home	54.0%	52.0%	51.2%	54.7%	73.3%	84.7%	58.8%	80.9%	71.0%
Speak English Less Than Very Well	21.1%	21.0%	20.8%	16.7%	10.7%	4.4%	14.3%	7.0%	10.8%
Speak Spanish at Home	21.4%	21.2%	22.8%	12.2%	14.2%	5.6%	17.1%	8.3%	13.3%
Speak Spanish, Speak English <Very Well	11.5%	11.4%	11.6%	5.6%	6.5%	1.7%	7.0%	3.7%	5.9%
In Labor Force, 16+ years old	74.3%	74.3%	73.7%	70.6%	71.7%	71.5%	71.4%	67.7%	71.6%
Workers 16 years old and older	31,812	33,176	36,751	36,239	37,862	31,693	553,610	3,046,449	3,305,065
Unemployed, civilian labor force	5.0%	6.6%	5.5%	4.4%	5.1%	4.8%	4.5%	5.1%	4.7%
Worked in City/Place of Residence	20.7%	21.5%	24.5%	24.4%	42.1%	14.5%	15.9%	21.0%	24.1%
Worked in County of Residence	70.0%	73.9%	74.7%	68.3%	64.4%	45.2%	61.5%	53.8%	50.6%
Worked in State of Residence	78.4%	81.3%	82.7%	74.5%	91.0%	70.6%	72.6%	83.2%	75.7%
Mean Travel Time to Work, minutes	31.6	32.1	32.9	32.4	32.1	37.2	34.7	33.2	35.0
Commute, drove alone	70.7%	67.5%	66.9%	62.2%	75.9%	76.7%	65.3%	73.9%	65.8%
Commute, car/van pool	11.9%	11.7%	11.9%	7.7%	9.9%	6.9%	9.6%	8.9%	9.3%
Commute, all public transp.	11.1%	13.0%	12.0%	19.0%	3.8%	10.0%	14.8%	8.4%	13.4%
Commute, bus	4.3%	7.1%	5.7%	3.9%	2.1%	0.6%	4.9%	3.9%	4.8%
Commute, subway or trolley/LRT	5.5%	5.1%	4.9%	14.2%	0.8%	8.3%	9.2%	3.7%	7.8%
Commute, train/railroad	1.2%	0.8%	1.3%	0.9%	1.0%	1.2%	0.7%	0.7%	0.8%
Commute, bike	0.6%	0.1%	0.4%	0.4%	0.5%	0.0%	0.6%	0.3%	0.9%
Commute, walk	1.8%	2.5%	1.7%	3.2%	3.1%	0.5%	2.2%	2.3%	3.3%
Worked from Home	3.4%	3.8%	6.0%	6.2%	5.2%	4.8%	6.4%	5.0%	5.9%
Vehicles per Occupied Housing Unit	1.65	1.59	1.65	1.61	1.71	2.06	1.78	1.82	1.79
Vehicles per Owner-occupied Unit	1.90	1.88	1.93	1.93	1.99	2.18	2.05	2.12	2.10
Vehicles per Renter-occupied Unit	1.33	1.23	1.35	1.21	1.35	1.52	1.27	1.23	1.23
No Degree/Diploma Completed	11.3%	12.0%	11.9%	7.1%	11.1%	4.6%	9.0%	9.8%	9.1%
High Sch Diploma/Some College	30.9%	30.7%	28.4%	24.0%	40.8%	41.0%	26.8%	43.3%	34.1%
Associates Degree	5.5%	5.8%	5.7%	4.0%	7.9%	6.2%	5.4%	6.7%	5.9%
Bachelors Degree	29.0%	26.8%	27.1%	27.8%	22.1%	24.8%	27.0%	21.5%	25.8%
Graduate/Prof Degree	23.3%	24.8%	27.0%	37.1%	18.1%	23.3%	31.8%	18.6%	25.1%
Population 25 years old & older	38,585	43,074	45,888	47,611	48,117	41,819	717,900	4,139,008	4,227,062

Source: US Census Bureau (USCB), American Community Survey (ACS)

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS - AMERICAN COMMUNITY SURVEY 5-YEAR

	City Of Gaithersburg			City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland	Washington DC Metro
Topic	2005-2009	2010-2014	2015-2019	2015-2019	2015-2019	2015-2019	2015-2019	2015-2019	2015-2019
Households (HH)	22,104	22,818	24,799	25,562	27,752	20,983	370,227	2,205,204	2,216,997
Families	14,230	15,621	16,382	16,706	17,049	14,717	259,246	1,468,166	1,459,521
Married-couple Families	48.1%	48.7%	49.4%	50.6%	43.6%	52.8%	54.5%	48.0%	49.7%
Families with own Children <18	32.1%	37.1%	32.4%	30.3%	30.4%	26.9%	32.6%	28.4%	30.4%
Family with Female Head, no Spouse	10.8%	14.3%	13.1%	11.2%	12.7%	14.3%	11.0%	13.8%	11.7%
Single Householder living alone	28.9%	25.5%	27.3%	27.5%	30.0%	25.1%	25.0%	27.4%	27.2%
Average HH Size	2.64	2.76	2.72	2.61	2.49	2.77	2.79	2.67	2.75
Average Family Size	3.26	3.28	3.33	3.20	3.12	3.34	3.34	3.26	3.37
Workers per Household	1.44	1.45	1.48	1.42	1.36	1.51	1.50	1.38	1.49
Labor Force per Household	1.55	1.59	1.60	1.50	1.46	1.61	1.60	1.48	1.59
Births per 1000 women aged 15-50	67	79	53	59	67	54	52	52	50
Median Household (HH) Income	\$80,655	\$78,441	\$89,763	\$106,576	\$76,118	\$113,338	\$108,820	\$84,805	\$103,751
Median Family Income	\$91,927	\$90,334	\$103,549	\$129,583	\$93,813	\$130,430	\$130,754	\$103,108	\$123,249
Per-capita Income	\$35,877	\$39,846	\$44,737	\$52,194	\$36,986	\$49,255	\$54,510	\$42,122	\$49,881
Median HH Income - Owner-occupied	N/A	\$115,614	\$121,728	\$142,675	\$103,193	\$124,096	\$141,321	\$105,796	\$130,113
Median HH Income - Renter-occupied	N/A	\$57,229	\$66,206	\$77,962	\$53,328	\$74,757	\$66,231	\$51,837	\$66,026
Households with <\$50,000 income	31.5%	28.8%	26.4%	21.2%	31.1%	15.5%	21.3%	29.2%	22.4%
Households with \$200,000+ income	6.5%	11.1%	14.8%	20.3%	7.4%	17.3%	22.8%	12.7%	19.0%
Median Earnings - all workers	\$40,480	\$41,036	\$43,583	\$55,030	\$39,856	\$58,412	\$51,590	\$44,489	\$51,332
Median Earnings - male full-time	\$58,959	\$59,448	\$63,282	\$83,662	\$61,969	\$79,622	\$79,808	\$64,069	\$76,124
Median Earnings - female full-time	\$50,157	\$54,738	\$59,994	\$64,808	\$50,842	\$74,372	\$66,727	\$54,825	\$63,540
Households below poverty	7.3%	9.1%	8.7%	6.7%	10.4%	3.4%	6.7%	8.9%	7.4%
Families below poverty	5.3%	7.4%	6.5%	3.5%	7.0%	1.4%	4.7%	6.1%	5.2%
Persons below poverty	8.1%	9.6%	9.5%	6.3%	11.1%	3.2%	6.8%	9.2%	7.8%
No Health Insurance Coverage	N/A	14.7%	9.4%	6.6%	7.3%	3.7%	7.1%	6.1%	7.6%
Noninstized. Civilian with a Disability	N/A	7.5%	8.3%	8.1%	11.8%	10.0%	8.1%	11.0%	8.7%
Civilian Veterans	7.0%	5.9%	4.6%	4.5%	7.6%	9.7%	5.1%	7.9%	8.2%
Housing Units	23,293	24,234	26,222	26,962	29,600	21,874	389,202	2,448,422	2,361,267
Owner-Occupied	56.3%	55.3%	51.2%	55.4%	56.7%	82.6%	65.5%	66.9%	63.6%
Renter-Occupied	43.7%	44.7%	48.8%	44.6%	43.3%	17.4%	34.7%	33.1%	36.4%
Vacant Housing Units	5.1%	5.8%	5.4%	5.2%	6.2%	4.1%	4.7%	9.9%	6.1%
Single Family Detached	20.9%	20.5%	20.9%	42.1%	30.5%	70.1%	47.2%	51.4%	46.3%
Single Family Attached	29.6%	32.1%	29.8%	16.4%	32.0%	19.4%	18.3%	21.3%	19.5%
Multifamily	49.4%	47.2%	49.2%	41.2%	37.4%	10.5%	34.3%	25.8%	33.6%
Persons per Single Family (1-unit)	3.00	3.05	3.10	2.95	2.82	2.87	3.10	2.88	3.06
Persons / owner Multifamily (2+ units)	1.94	2.15	1.94	1.78	1.64	2.25	1.71	1.68	1.70
Persons / renter Multifamily (2+ units)	2.34	2.50	2.39	2.15	1.96	1.73	2.30	2.10	2.19
Housing Unit Built Before 1970	14.7%	14.2%	12.1%	35.7%	24.8%	36.2%	35.7%	40.0%	34.6%
Housing Unit Built in 2000 or Later	15.3%	17.6%	24.4%	28.1%	24.9%	12.0%	15.7%	16.3%	21.1%
Same Residence 1 Year Ago	81.8%	83.8%	78.6%	81.9%	81.7%	90.3%	85.6%	8.6%	85.1%
Lived in Different State 1 Yr Ago	4.3%	3.1%	3.8%	4.8%	3.8%	2.3%	3.2%	2.7%	3.9%
Median Gross Rent	\$1,328	\$1,504	\$1,740	\$1,921	\$1,396	\$1,888	\$1,768	\$1,392	\$1,690
HH with Rent > 30% of Income	51.6%	51.5%	49.4%	47.7%	50.2%	52.0%	50.6%	49.7%	47.3%
HH with Rent > 50% of Income	N/A	24.8%	27.6%	22.9%	24.1%	26.7%	25.0%	24.5%	22.4%
Median Value Owner-Occupied	\$395,000	\$363,800	\$392,200	\$540,000	\$270,400	\$338,100	\$484,900	\$314,800	\$424,000
HH with Mortgage > 30% of Income	37.6%	34.7%	30.2%	30.0%	27.2%	27.5%	27.2%	27.5%	26.6%
HH with Mortgage > 50% of Income	N/A	15.8%	11.5%	11.3%	8.5%	10.0%	10.4%	10.4%	9.6%

Source: US Census Bureau (USCB), American Community Survey (ACS)

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS - AMERICAN COMMUNITY SURVEY 1-YEAR

	City Of Gaithersburg			City of Rockville	City of Frederick	Washington DC	Montgomery County	Maryland	Washington DC Metro
Topic	1-year 2017	1-year 2018	1-year 2019	1-year 2019	1-year 2019	1-year 2019	1-year 2019	1-year 2019	1-year 2019
Total Population	68,721	68,294	67,982	68,085	72,237	705,749	1,050,688	6,045,680	6,280,697
Group Quarters Population	420	362	351	765	1,705	38,858	8,515	140,499	104,746
Male	50.4%	50.9%	46.8%	47.9%	47.3%	47.4%	48.3%	48.4%	48.8%
Female	49.6%	49.1%	53.2%	52.1%	52.7%	52.6%	51.7%	51.6%	51.2%
White, not Hispanic	35.6%	31.3%	37.2%	49.6%	58.0%	37.3%	42.6%	49.8%	44.7%
Black, not Hispanic	17.1%	18.7%	16.7%	7.3%	16.0%	44.1%	18.6%	29.7%	24.9%
American Indian, not Hispanic	0.3%	0.8%	0.0%	0.2%	0.0%	0.2%	0.3%	0.2%	0.2%
Asian, not Hispanic	16.0%	21.0%	21.0%	22.2%	5.3%	4.0%	14.8%	6.3%	10.3%
Hawaiian/Pacific Islander, not Hispanic	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other Race, not Hispanic	0.3%	0.2%	0.3%	0.5%	0.1%	0.3%	0.5%	0.3%	0.3%
Multiple Races, not Hispanic	3.0%	4.8%	4.5%	3.9%	1.9%	2.7%	3.1%	2.8%	3.2%
Hispanic (of any race)	27.8%	23.2%	20.3%	16.4%	18.7%	11.3%	20.1%	10.6%	16.3%
Median Age	35.6	36.8	38.7	39.9	36.9	34.3	39.7	39.0	37.4
Under 5 years old	8.4%	6.1%	6.3%	3.4%	5.4%	6.4%	6.2%	5.9%	6.4%
5 to 17 years old	18.0%	17.1%	15.7%	13.9%	12.4%	11.7%	16.9%	16.1%	16.5%
20 to 34 years old	20.9%	21.3%	19.5%	23.5%	25.3%	30.4%	18.1%	19.7%	20.9%
Voting age population (18+)	73.6%	76.7%	78.0%	82.7%	82.2%	81.9%	77.0%	78.0%	77.2%
Voting Eligible population (citizens 18+)	58.2%	57.3%	58.2%	69.6%	71.9%	76.1%	63.9%	71.4%	67.4%
55 years old and older	24.2%	26.5%	24.9%	31.4%	27.3%	22.3%	29.2%	29.4%	25.8%
62 years old and older	16.2%	17.1%	18.0%	22.5%	19.2%	15.1%	19.6%	19.8%	16.8%
65 years old and older	12.7%	13.1%	14.0%	18.8%	14.4%	12.4%	16.1%	15.9%	13.5%
Born in a Different State	35.7%	33.0%	34.9%	45.0%	39.4%	48.6%	38.8%	35.7%	42.5%
Foreign-born	33.7%	39.5%	37.1%	30.5%	19.2%	12.1%	32.5%	15.4%	22.9%
Not a US Citizen	18.8%	22.2%	21.8%	14.8%	11.8%	6.2%	14.8%	7.4%	10.9%
Speak Only English at Home	50.7%	50.8%	54.7%	59.0%	75.6%	83.9%	58.3%	80.6%	70.4%
Speak English Less Than Very Well	21.0%	20.3%	22.2%	16.9%	11.0%	5.2%	15.7%	7.3%	11.2%
Speak Spanish at Home	25.8%	21.4%	16.2%	11.9%	16.4%	8.9%	17.4%	8.7%	13.7%
Speak Spanish, Speak English <Very Well	13.6%	9.9%	8.6%	5.8%	8.5%	3.6%	7.8%	3.9%	6.3%
In Labor Force, 16+ years old	69.7%	72.8%	73.1%	69.1%	73.1%	70.8%	71.1%	67.5%	71.5%
Workers 16 years old and older	33,485	36,427	37,212	37,406	42,292	385,878	558,315	3,074,208	3,374,979
Unemployed, civilian labor force	5.5%	5.5%	5.4%	5.4%	3.5%	6.3%	4.4%	4.5%	4.1%
Worked in City/Place of Residence	22.3%	24.2%	25.6%	26.4%	39.9%	75.0%	16.7%	21.4%	24.7%
Worked in County of Residence	73.7%	75.3%	73.3%	68.5%	63.1%	75.0%	61.8%	53.6%	51.1%
Worked in State of Residence	81.2%	84.2%	80.4%	75.5%	91.5%	75.0%	73.3%	83.0%	76.3%
Mean Travel Time to Work, minutes	34.2	34.4	33.0	31.8	33.8	31.7	35.0	33.7	35.6
Commute, drove alone	72.6%	68.2%	64.5%	55.6%	76.0%	33.0%	64.7%	73.9%	65.5%
Commute, car/van pool	9.9%	13.1%	12.3%	8.1%	10.7%	5.5%	9.8%	8.7%	9.2%
Commute, all public transp.	11.1%	9.5%	9.5%	21.3%	2.6%	34.2%	14.5%	8.0%	13.1%
Commute, bus	4.6%	4.5%	3.7%	1.6%	1.8%	12.0%	4.6%	3.7%	4.5%
Commute, subway or trolley/LRT	5.5%	4.4%	4.0%	18.8%	0.0%	21.9%	9.2%	3.5%	7.8%
Commute, train/railroad	1.1%	0.6%	1.9%	0.8%	0.9%	0.3%	0.7%	0.8%	0.8%
Commute, bike	0.3%	1.3%	0.7%	0.2%	0.3%	4.0%	0.5%	0.3%	0.8%
Commute, walk	1.1%	1.8%	3.2%	4.2%	2.3%	13.4%	2.4%	2.2%	3.3%
Worked from Home	3.7%	4.5%	7.9%	8.2%	6.1%	7.4%	6.7%	5.5%	6.3%
Vehicles per Occupied Housing Unit	1.65	1.61	1.68	2.74	1.71	0.89	1.78	1.83	1.78
Vehicles per Owner-occupied Unit	1.98	1.98	1.93	1.92	2.02	1.29	2.06	2.13	2.11
Vehicles per Renter-occupied Unit	1.33	1.27	1.41	1.22	1.28	0.61	1.29	1.21	1.22
No Degree/No Diploma Completed	13.2%	10.4%	11.1%	7.8%	12.3%	8.1%	9.8%	9.6%	9.0%
High Sch Diploma/Some College	32.8%	28.9%	23.3%	25.9%	39.3%	28.8%	27.0%	42.6%	33.5%
Associates Degree	5.1%	7.2%	7.7%	3.9%	8.1%	3.3%	5.4%	6.9%	6.1%
Bachelors Degree	24.9%	28.4%	30.3%	27.6%	22.2%	25.7%	26.4%	21.8%	26.3%
Graduate/Prof Degree	24.1%	25.1%	27.7%	34.8%	18.0%	34.0%	31.4%	19.1%	25.1%
Population 25 years old & older	46,200	46,245	47,442	48,718	51,962	505,145	727,128	4,183,858	4,310,584

Source: US Census Bureau (USCB), American Community Survey (ACS)

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS - AMERICAN COMMUNITY SURVEY 1-YEAR

	City Of Gaithersburg			City of Rockville	City of Frederick	Washington DC	Montgomery County	Maryland	Washington DC Metro
Topic	1-year 2017	1-year 2018	1-year 2019	1-year 2019	1-year 2019	1-year 2019	1-year 2019	1-year 2019	1-year 2019
Households (HH)	24,459	25,404	25,589	26,360	29,293	291,570	368,897	2,226,767	2,251,002
Families	16,494	16,165	16,773	17,140	17,286	124,978	254,937	1,462,070	1,464,051
Married-couple Families	46.1%	48.9%	50.2%	47.7%	41.4%	26.9%	54.0%	47.2%	49.2%
Families with own Children <18	29.9%	31.4%	32.8%	24.5%	24.8%	16.3%	32.1%	27.3%	29.1%
Family with Female Head, no Spouse	16.4%	11.0%	13.1%	12.2%	14.7%	13.1%	11.1%	13.6%	11.5%
Single Householder living alone	27.1%	30.3%	25.4%	26.2%	33.3%	44.8%	25.3%	11.2%	27.8%
Average HH Size	2.79	2.67	2.64	2.55	2.41	2.29	2.83	2.65	2.74
Average Family Size	3.41	3.37	3.18	3.09	3.07	3.38	3.40	3.28	3.40
Workers per Household	1.37	1.43	1.45	1.42	1.44	1.32	1.51	1.38	1.50
Labor Force per Household	1.49	1.54	1.56	1.51	1.51	1.43	1.61	1.47	1.59
Births per 1000 women aged 15-50	64	68	48	53	88	39	57	52	48
Median Household (HH) Income	\$82,077	\$76,982	\$104,567	\$100,677	\$86,389	\$92,266	\$110,389	\$86,738	\$105,659
Median Family Income	\$92,656	\$89,113	\$106,377	\$120,193	\$105,127	\$130,291	\$135,141	\$105,679	\$126,378
Per-capita Income	\$38,983	\$42,083	\$51,458	\$49,977	\$41,129	\$59,808	\$54,814	\$43,325	\$51,437
Median HH Income - Owner-occupied	\$113,056	\$111,250	\$125,648	\$131,875	\$105,491	\$147,678	\$145,138	\$107,585	\$132,641
Median HH Income - Renter-occupied	\$58,069	\$51,939	\$74,102	\$79,139	\$54,726	\$63,744	\$69,597	\$51,918	\$68,791
Households with <\$50,000 income	29.5%	32.9%	25.4%	20.5%	28.9%	32.6%	20.9%	28.3%	21.5%
Households with \$200,000+ income	10.6%	15.8%	17.5%	17.2%	9.0%	18.2%	23.9%	13.6%	20.3%
Median Earnings - all workers	\$43,849	\$42,148	\$43,650	\$50,503	\$40,934	\$61,960	\$51,315	\$45,891	\$51,879
Median Earnings - male full-time	\$60,470	\$67,199	\$57,285	\$78,308	\$60,396	\$87,603	\$77,162	\$63,272	\$76,078
Median Earnings - female full-time	\$58,275	\$52,154	\$60,641	\$55,000	\$53,389	\$72,750	\$67,959	\$56,545	\$64,566
Households below poverty	10.3%	11.1%	8.1%	6.4%	9.5%	12.6%	7.3%	9.0%	7.3%
Families below poverty	9.9%	7.4%	7.2%	5.9%	3.5%	8.8%	5.0%	5.8%	4.8%
Persons below poverty	12.9%	12.1%	10.2%	7.6%	8.2%	13.5%	7.4%	9.0%	7.5%
No Health Insurance Coverage	9.1%	6.8%	9.6%	4.9%	8.7%	3.5%	7.5%	6.0%	7.5%
Noninstized. Civilian with a Disability	9.2%	11.1%	8.8%	9.4%	14.0%	11.3%	8.2%	11.2%	8.8%
Civilian Veterans	3.9%	7.6%	4.9%	4.4%	6.8%	4.3%	4.5%	7.5%	7.8%
Housing Units	25,713	27,394	27,451	28,028	31,869	322,814	391,024	2,470,307	2,401,483
Owner-Occupied	49.4%	47.2%	52.5%	54.5%	58.1%	41.5%	64.8%	66.8%	63.5%
Renter-Occupied	50.6%	52.8%	47.5%	45.5%	41.9%	58.5%	35.2%	33.2%	36.5%
Vacant Housing Units	4.9%	7.3%	6.8%	6.0%	8.1%	9.7%	5.7%	9.9%	6.3%
Single Family Detached	19.1%	19.4%	20.6%	43.0%	29.1%	11.5%	46.7%	51.2%	45.8%
Single Family Attached	31.8%	28.9%	29.4%	13.4%	32.3%	24.1%	18.0%	20.9%	19.3%
Multifamily	49.1%	51.4%	50.1%	43.6%	38.5%	64.3%	35.2%	26.4%	34.1%
Persons per Single Family (1-unit)	3.12	3.05	3.02	2.90	2.69	3.05	3.16	2.87	3.08
Persons / owner Multifamily (2+ units)	2.20	2.12	2.14	1.53	1.54	1.69	1.87	1.73	1.72
Persons / renter Multifamily (2+ units)	2.49	2.31	2.28	2.13	1.98	1.89	2.27	2.08	1.38
Housing Unit Built Before 1970	12.8%	13.2%	10.3%	36.2%	24.5%	66.5%	35.4%	39.7%	33.6%
Housing Unit Built in 2000 or Later	22.2%	27.7%	29.0%	30.3%	26.2%	19.0%	16.9%	17.4%	23.1%
Same Residence 1 Year Ago	80.6%	74.4%	81.5%	80.7%	79.4%	80.8%	85.8%	87.4%	85.4%
Lived in Different State 1 Yr Ago	2.9%	3.2%	3.3%	6.5%	2.7%	8.4%	3.3%	2.4%	3.8%
Median Gross Rent	\$1,581	\$1,701	\$1,788	\$1,883	\$1,397	\$1,603	\$1,788	\$1,401	\$1,708
HH with Rent > 30% of Income	52.0%	53.6%	48.4%	44.1%	46.2%	42.7%	51.0%	49.9%	45.9%
HH with Rent > 50% of Income	30.6%	34.4%	20.4%	22.2%	16.9%	17.8%	27.1%	24.5%	20.8%
Median Value Owner-Occupied	\$427,700	\$410,300	\$397,300	\$583,100	\$274,600	\$646,500	\$496,900	\$332,500	\$446,300
HH with Mortgage > 30% of Income	30.1%	37.6%	27.1%	32.5%	23.4%	25.3%	26.7%	26.1%	25.9%
HH with Mortgage > 50% of Income	11.4%	14.2%	10.6%	14.7%	8.4%	9.3%	10.3%	9.3%	9.1%

Source: US Census Bureau (USCB), American Community Survey (ACS)

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
GAITHERSBURG REGION: DECENNIAL CENSUS POPULATION AND POPULATION ESTIMATES

	Gaithersburg	City of Baltimore	City of Washington	Rockville	Frederick	Bowie	Montgomery County	Maryland	Washington Metropolitan
Total Population, 1850 Census	-	169,054	51,687	-	6,028	-	15,860	583,034	-
Total Population, 1860 Census	-	212,418	75,080	365	8,148	-	18,322	687,049	-
Total Population, 1870 Census	-	267,354	131,700	660	8,526	-	20,503	780,894	-
Total Population, 1880 Census	-	332,313	177,624	688	8,659	-	24,759	934,943	-
Total Population, 1890 Census	-	434,439	230,392	1,568	8,193	-	27,185	1,042,390	-
Total Population, 1900 Census	547	508,957	278,718	1,110	9,296	-	30,451	1,188,044	305,684
Total Population, 1910 Census	625	558,485	331,069	1,181	10,411	-	32,089	1,295,346	367,869
Total Population, 1920 Census	729	733,826	437,571	1,145	11,066	677	34,921	1,449,661	524,469
Total Population, 1930 Census	1,068	804,874	486,869	1,460	14,434	694	49,206	1,631,526	621,059
Total Population, 1940 Census	1,021	859,100	663,091	2,047	15,802	767	83,912	1,821,244	967,985
Total Population, 1950 Census	1,755	949,708	802,178	6,934	18,142	800	164,401	2,343,001	1,464,089
Total Population, 1960 Census	3,847	939,024	763,956	26,090	21,744	1,072	340,928	3,100,689	2,001,897
Total Population, 1970 Census	8,344	905,787	756,668	42,739	23,641	35,028	522,809	3,923,897	2,861,123
Total Population, 1980 Census	26,424	786,741	638,432	43,811	28,086	33,695	579,053	4,216,933	3,060,922
Total Population, 1990 Census	39,542	736,014	606,900	44,835	40,148	37,589	757,027	4,780,753	3,923,574
Total Population, 2000 Census	52,613	651,154	572,059	47,388	52,767	50,269	873,341	5,296,507	4,923,153
Total Population, 2010 Census	59,933	620,961	601,723	61,209	65,239	54,727	971,777	5,773,626	5,582,170
Population, July 1, 2011 Estimate	61,045	619,493	617,996	62,334	66,169	55,232	989,794	5,828,289	5,703,948
Population, July 1, 2012 Estimate	62,794	621,342	632,323	63,244	66,382	56,129	1,004,709	5,884,563	5,860,342
Population, July 1, 2013 Estimate	65,690	622,104	646,449	64,072	66,893	56,759	1,016,677	5,928,814	5,949,859
Population, July 1, 2014 Estimate	66,816	622,793	658,893	65,937	68,400	57,646	1,030,447	5,976,407	6,033,737
Population, July 1, 2015 Estimate	67,456	621,849	672,228	66,980	69,479	58,025	1,040,116	6,006,401	6,097,684
Population, July 1, 2016 Estimate	67,776	614,664	681,170	66,940	70,060	58,393	1,043,863	6,016,447	6,131,977
Population, July 1, 2017 Estimate	68,710	611,648	693,972	68,401	71,408	58,859	1,058,810	6,052,177	6,216,589
Population, July 1, 2018 Estimate	68,289	602,495	702,455	68,268	72,146	58,682	1,052,567	6,042,718	6,249,950
Population, July 1, 2019 Estimate	67,985	593,490	705,749	68,079	72,244	58,643	1,050,688	6,045,680	6,280,487
Population, July 1, 2020 Estimate			712,816					6,055,802	

Source: US Census Bureau (USCB), Decennial Census and Population Estimates Program; Data shown corresponds to the data reported during that vintage year

Population Change	1910-20	1920-30	1930-40	1940-50	1950-60	1960-70	1970-80	1980-90	1990-2000	2000-10	2010-19
United States	14.94%	16.14%	7.24%	14.93%	18.50%	13.37%	11.43%	9.79%	13.15%	9.71%	6.31%
Maryland	11.91%	12.55%	11.63%	28.65%	32.34%	26.55%	7.47%	13.37%	10.79%	9.01%	4.71%
Virginia	12.01%	4.88%	10.57%	23.93%	19.53%	17.18%	15.02%	15.72%	14.40%	13.03%	6.68%
Washington DC MSA	42.57%	18.42%	55.86%	51.25%	36.73%	42.92%	6.98%	28.18%	25.48%	13.39%	12.51%
Montgomery County	8.83%	40.91%	70.53%	95.92%	107.38%	53.35%	10.76%	30.74%	15.36%	11.27%	8.12%
Gaithersburg	16.64%	46.50%	-4.40%	71.89%	119.20%	116.90%	216.68%	49.64%	33.06%	13.91%	13.44%
Rockville	-3.05%	27.51%	40.21%	238.74%	276.26%	63.81%	2.51%	2.34%	5.69%	29.17%	11.22%
Frederick	6.29%	30.44%	9.48%	14.81%	19.85%	8.72%	18.80%	42.95%	31.43%	23.64%	10.74%
Baltimore	31.40%	9.68%	6.74%	10.55%	-1.12%	-3.54%	-13.14%	-6.45%	-11.53%	-4.64%	-4.42%
Washington, DC	32.17%	11.27%	36.19%	20.98%	-4.76%	-0.95%	-15.63%	-4.94%	-5.74%	5.19%	17.29%

Source: US Census Bureau (USCB), Decennial Census, except numbers in Blue : Population Estimates Program (PEP), Vintage 2019.

CITY OF GAITHERSBURG
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	1980		1990		2000		2010		Δ 2000-2010		Jan 2021 Estimate	
Demographic	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
Total Population	26,424	100.0%	39,542	100.0%	52,613	100.0%	59,933	100.0%	7,320	13.9%	70,242	100.0%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	29,145	48.6%	3,498	13.6%	34,042	48.5%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	30,788	51.4%	3,822	14.2%	36,200	51.5%
White (including Hispanic)	23,180	87.7%	28,531	72.2%	30,625	58.2%	30,469	50.8%	-156	-0.5%	36,463	51.9%
Black (including Hispanic)	1,776	6.7%	5,094	12.9%	7,680	14.6%	9,752	16.3%	2,072	27.0%	12,269	17.5%
American Indian (incl. Hispanic)	102	0.4%	157	0.4%	188	0.4%	272	0.5%	84	44.7%	327	0.5%
Asian (including Hispanic)	1,136	4.3%	4,022	10.2%	7,241	13.8%	10,145	16.9%	2,904	40.1%	13,085	18.6%
Hawaiian/Pacific Isl. (incl. Hisp.)*	N/A	N/A	N/A	N/A	33	0.1%	34	0.1%	1	0.0%	41	0.1%
Other Races (incl. Hisp.)	270	1.0%	1,738	4.4%	4,535	8.6%	6,404	10.7%	1,869	41.2%	8,058	11.5%
Multiple Races (incl. Hisp.)	N/A	N/A	N/A	N/A	2,311	4.4%	2,857	4.8%	546	23.6%	3,471	4.9%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	23,961	40.0%	-1,857	-7.2%	26,350	37.5%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	9,307	15.5%	1,850	24.8%	11,017	15.7%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	129	0.2%	-2	-1.5%	146	0.2%
Asian, not Hispanic	1,136	4.3%	3,977	10.1%	7,205	13.7%	10,099	16.9%	2,894	40.2%	12,322	17.5%
Hawaiian/Pacific Isl., not Hispanic	N/A	N/A	N/A	N/A	33	0.1%	28	0.0%	-5	0.0%	32	0.0%
Other Races, not Hispanic	111	0.4%	63	0.2%	170	0.3%	227	0.4%	57	33.5%	258	0.4%
Multiple Races, not Hispanic	N/A	N/A	N/A	N/A	1,401	2.7%	1,683	2.8%	282	20.1%	1,923	2.7%
Hispanic (of any race)	737	2.8%	3,694	9.3%	10,398	19.8%	14,499	24.2%	4,101	39.4%	18,193	25.9%
4 and Under	2,368	9.0%	3,515	8.9%	4,312	8.2%	4,962	8.3%	650	15.1%	5,057	7.2%
5 to 9	1,995	7.5%	2,665	6.7%	3,629	6.9%	3,936	6.6%	307	8.5%	3,982	5.7%
10 to 17	3,051	11.5%	3,578	9.0%	5,223	9.9%	5,593	9.3%	370	7.1%	5,664	8.1%
18 to 34	11,480	43.4%	14,656	37.1%	14,671	27.9%	15,410	25.7%	739	5.0%	15,714	22.4%
35 to 64	6,442	24.4%	12,596	31.9%	20,438	38.8%	24,349	40.6%	3,911	19.1%	26,574	37.8%
55 years old and older	3,078	11.6%	4,426	11.2%	7,831	14.9%	11,854	19.8%	4,023	51.4%	13,250	18.9%
62 years old and older	1,364	5.2%	3,016	7.6%	5,055	9.6%	7,158	11.9%	2,103	41.6%	7,590	10.8%
65 years old and older	1,088	4.1%	2,532	6.4%	4,340	8.2%	5,683	9.5%	1,343	30.9%	5,898	8.4%
Voting age population (18 +)	19,010	71.9%	29,784	75.3%	39,449	75.0%	45,442	75.8%	5,993	15.2%	48,187	68.6%
Voting Eligible (18+ & citizen)	N/A	N/A	N/A	N/A	29,340	55.8%	33,214	55.4%	3,874	13.2%	39,049	55.6%
No Degree Completed	2,558	17.3%	3,419	13.3%	6,548	16.6%	4,479	10.9%	-2,069	-31.6%	4,758	10.2%
High School/GED/Some College	7,531	50.9%	10,476	40.9%	14,315	36.2%	13,301	32.3%	-1,014	-7.1%	14,316	30.6%
Associates Degree	N/A	N/A	1,584	6.2%	1,704	4.3%	1,809	4.4%	105	6.2%	2,003	4.3%
Bachelors Degree	4,701	31.8%	6,077	23.7%	9,938	25.1%	11,776	28.6%	1,838	18.5%	13,758	29.4%
Graduate/Prof Degree	N/A	N/A	4,073	15.9%	7,050	17.8%	9,853	23.9%	2,803	39.8%	12,016	25.6%
Population in Public Elem Sch	3,377	12.8%	2,755	7.0%	3,830	7.3%	3,563	6.0%	-267	-7.0%	4,065	5.8%
Population in Public Mid Sch	N/A	N/A	1,377	3.5%	1,784	3.4%	1,983	3.4%	199	11.1%	2,282	3.2%
Population in Public High Sch	1,286	4.9%	1,238	3.1%	2,218	4.2%	2,340	4.0%	122	5.5%	2,688	3.8%
Population in Private School	267	1.0%	327	0.8%	1,005	1.9%	1,016	1.7%	11	1.1%	1,165	1.7%
Speak Only English at Home (5+)	21,873	90.8%	27,209	75.7%	28,482	59.0%	27,926	51.2%	-556	-2.0%	29,838	42.5%
Avg Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	31.6	N/A	0.4	1.3%	32.0	N/A
Commute, Drove alone	10,140	66.7%	16,129	68.5%	19,262	68.4%	24,303	71.7%	5,041	26.2%	29,320	76.6%
Commute, All Public Transit	688	4.5%	2,630	11.2%	3,430	12.2%	3,372	10.0%	-58	-1.7%	3,366	8.8%
Commute, Transit - Rail	N/A	N/A	232	1.0%	303	1.1%	298	0.9%	-5	-1.7%	298	0.8%
Commute, Transit - Subway	N/A	N/A	1,368	5.8%	1,483	5.3%	1,385	4.1%	-98	-6.6%	1,381	3.6%
Commute, Transit - Bus	N/A	N/A	961	4.1%	1,603	5.7%	1,689	5.0%	86	5.4%	1,694	4.4%
Commute, Walk	391	2.6%	691	2.9%	646	2.3%	642	1.9%	-4	-0.6%	642	1.7%
Commute, Bike	N/A	N/A	65	0.3%	61	0.2%	196	0.6%	135	221.3%	199	0.5%
Workers 16 Years Old and Over	15,207	57.5%	23,548	59.6%	28,145	53.5%	33,889	57.4%	5,744	20.4%	38,256	54.5%
Worked in Gaithersburg	3,337	21.9%	4,960	21.1%	6,261	22.2%	7,359	21.7%	1,098	17.5%	7,667	20.0%
Worked in Montgomery County	13,945	91.7%	17,200	73.0%	20,541	73.0%	24,065	71.0%	3,524	17.2%	27,290	71.3%
Worked in Maryland					22,296	79.2%	27,118	80.0%	4,822	21.6%	32,280	84.4%
Average Workers Per Household	1.48	N/A	1.55	N/A	1.43	N/A	1.48	N/A	0.05	3.5%	1.50	N/A
Born in A Different State	15,107	57.2%	21,086	53.3%	21,772	41.3%	19,969	33.8%	-1,803	-8.3%	19,354	27.6%
Foreign-born	1,982	7.5%	8,046	20.3%	18,084	34.3%	24,007	40.7%	5,923	32.8%	27,524	39.2%
Not a US Citizen	N/A	N/A	5,805	14.7%	11,787	22.4%	13,806	23.4%	2,019	17.1%	14,414	20.5%
Households	10,256	N/A	15,202	N/A	19,621	N/A	22,000	N/A	2,379	12.1%	25,502	N/A
Average Household Size	2.55	N/A	2.57	N/A	2.65	N/A	2.70	N/A	0.05	1.9%	2.73	N/A
White, non-Hisp. Householder	9,006	87.8%	11,161	73.4%	11,581	59.0%	10,953	49.8%	-628	-5.4%	11,115	43.6%
Black Householder	621	6.1%	1,822	12.0%	2,757	14.1%	3,598	16.4%	841	30.5%	3,970	15.6%
Asian Householder	N/A	N/A	1,201	7.9%	2,398	12.2%	3,503	15.9%	1,105	46.1%	3,959	15.5%
Hispanic Householder	226	2.2%	1,014	6.7%	2,440	12.4%	3,526	16.0%	1,086	44.5%	3,977	15.6%
Other/Mult. Race Householder	629	6.1%	494	3.2%	1,723	8.8%	2,287	10.4%	564	32.7%	2,481	9.7%
Single Householder living alone	N/A	N/A	3,908	25.7%	5,461	27.8%	5,867	26.7%	406	7.4%	5,995	23.5%

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in *Blue*, which are from the 2008-2010 American Community Survey (ACS).

* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1980 and earlier data uses persons of "Spanish Origin" to determine "Hispanic"

Percentages in *italics* are based on Persons 3 or 5 or 25 years old and older, Total Number of Workers 16 years and older, or Total Number of Households, not total population.

CITY OF GAITHERSBURG
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DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - CITY OF GAITHERSBURG

Demographic	1980		1990		2000		2010		Δ 2000-2010		Jan 2021 Estimate	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
Families	6,754	65.9%	9,768	64.3%	12,580	64.1%	14,548	66.1%	1,968	15.6%	16,203	63.5%
Family, Married Couples	5,251	77.7%	7,353	75.3%	9,529	75.7%	10,636	73.1%	1,107	11.6%	11,630	71.8%
Family, With Own Children	4,087	60.5%	5,361	54.9%	6,834	54.3%	7,491	51.5%	657	9.6%	7,899	48.7%
Family, Male Householder	347	5.1%	644	6.6%	859	6.8%	1,114	7.7%	255	29.7%	1,142	7.0%
Family, Female Householder	1,156	17.1%	1,771	18.1%	2,192	17.4%	2,798	19.2%	606	27.6%	2,962	18.3%
Family, White, non-Hisp. Hhr.	5,815	86.1%	6,720	68.8%	6,479	51.5%	6,292	43.2%	-187	-2.9%	6,004	37.1%
Family, Black Householder	444	6.6%	1,222	12.5%	1,849	14.7%	2,335	16.1%	486	26.3%	2,364	14.6%
Family, Asian Householder	N/A	N/A	1,004	10.3%	1,910	15.2%	2,776	19.1%	866	45.3%	2,942	18.2%
Family, Hispanic Householder	170	2.5%	819	8.4%	2,064	16.4%	2,899	19.9%	835	40.5%	3,054	18.8%
Family, Other/Mult. Race Hhr.	495	7.3%	410	4.2%	1,372	10.9%	1,820	12.5%	448	32.7%	1,840	11.4%

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in *Blue*, which are from the 2008-2010 American Community Survey (ACS)

* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1980 and earlier data uses persons of "Spanish Origin" to determine "Hispanic"

Percentages in *italics* are based on Total Number of Families, not total population.

Labor Force	1980		1990		2000		2010		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Population In Labor Force	15,207	57.5%	24,738	62.6%	30,070	57.2%	36,706	62.2%	(Percent of Total Population)
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%	18,764	64.4%	(Percent of All Males)
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	20,188	65.6%	(Percent of All Females)
White, not Hispanic	N/A	N/A	N/A	N/A	15,225	50.6%	20,805	56.7%	(Percent of Labor Force)
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%	26,442	72.0%	"
Black	924	6.1%	3,046	12.3%	4,481	14.9%	5,897	16.1%	"
American Indian	N/A	N/A	147	0.6%	78	0.3%	N/A	0.0%	"
Asian	611	4.0%	2,190	8.9%	4,055	13.5%	8,664	23.6%	"
Hawaiian/Pacific Islander*	N/A	N/A	N/A	N/A	30	0.1%	N/A	0.0%	"
Other Race/Multiple Races	N/A	N/A	1,129	4.6%	3,866	12.9%	N/A	0.0%	"
Hispanic (of any race)	N/A	N/A	2,408	9.7%	5,356	17.8%	10,997	30.0%	"

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in *Blue*, which are from the 2008-2010 American Community Survey (ACS)

* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

Gaithersburg	1950	1960	1970	1980	1990	2000	2010	Δ 2000-2010		Percent of Montgomery Co			
								Number	% Chg	1980	1990	2000	2010
Total Population	1,755	3,847	8,344	26,424	39,542	52,613	59,933	7,320	13.9%	4.6%	5.2%	6.0%	6.2%
Group Quarters Pop.	N/A	149	224	271	475	623	547	-76	-12.2%	4.8%	6.1%	6.6%	N/A
Median Age	N/A	~25	25.0	26.9	30.5	33.6	35.1	1.5	4.5%	83.8%	90.0%	91.3%	91.2%
Foreign-born	19	32	279	1,982	8,046	18,084	24,007	5,923	32.8%	2.8%	5.7%	7.8%	7.9%
Households	N/A	1,078	2,696	10,256	15,202	19,621	22,000	2,379	12.1%	4.9%	5.4%	6.0%	6.2%
Average HH Size	N/A	3.43	3.01	2.55	2.57	2.65	2.70	0.05	1.9%	92.1%	97.0%	99.6%	100.0%
Average Family Size	N/A	N/A	N/A	3.1	3.13	3.25	3.24	-0.01	-0.3%	95.4%	100.3%	101.9%	100.6%
Median HH Income	N/A	\$6,237	\$11,378	\$21,118	\$43,644	\$59,879	\$79,795	\$19,916	33.3%	72.9%	80.7%	83.7%	86.3%
Median Family Inc.	N/A	\$6,554	\$12,378	\$23,496	\$49,454	\$66,669	\$101,250	\$34,581	51.9%	69.7%	79.8%	79.3%	90.4%
Per-capita Income	N/A	N/A	\$4,100	\$9,279	\$18,845	\$27,323	\$38,457	\$11,134	40.7%	75.2%	73.6%	76.6%	82.2%
Families below poverty	N/A	N/A	2.80%	5.00%	5.15%	5.0%	6.4%	N/A	27.2%	7.2%	9.1%	7.5%	8.5%
Persons below poverty	N/A	N/A	3.60%	6.40%	5.89%	7.1%	8.2%	N/A	16.0%	10.2%	7.4%	7.9%	7.4%
Housing Units	484	1,099	2,987	10,830	16,059	20,674	23,337	2,663	12.9%	5.0%	5.4%	6.2%	6.2%
Owner-Occupied	304	562	806	3,875	7,544	10,326	12,388	2,062	20.0%	N/A	3.9%	4.6%	5.1%
Renter-Occupied	161	516	1,890	6,381	7,658	9,295	9,612	317	3.4%	N/A	8.5%	9.2%	8.3%
Percent Rental Units	33.3%	47.0%	63.3%	58.9%	47.7%	45.0%	41.2%	-3.8%	-8.4%	N/A	N/A	N/A	N/A
Vacant Housing Units	19	21	291	574	857	1,053	1,337	284	27.0%	N/A	6.4%	10.5%	7.1%
Median Gross Rent	\$43.12	\$88	\$151	\$327	\$678	\$904	\$1,357	\$453	50.1%	N/A	91.6%	98.9%	94.5%
Median Value Own-Oc	\$11,883	\$16,600	\$28,500	N/A	\$147,300	\$171,100	\$372,100	\$201,000	117.5%	N/A	73.4%	77.1%	80.3%
Single-Family Detchd.*	N/A	657	1,027	1,597	2,837	4,398	4,678	280	6.4%				
Townhouse/Duplex*	N/A	121	49	2,231	4,911	6,010	8,087	2,077	34.6%				
Multi-family	N/A	321	1,878	7,002	8,308	10,142	11,569	1,427	14.1%				
Mobile Home/RV	N/A	0	7	0	3	12	0	-12	-100.0%				

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in *Blue*, which are from the 2008-2010 American Community Survey (ACS)

* The 1960 & 1970 Census did not distinguish between detached and attached 1-unit housing. For these Censuses, "Single-Family" represents "1-unit" and "Townhouse" represents "2-unit".

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - MONTGOMERY COUNTY

Montgomery County	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	32,089	34,921	49,206	83,912	164,401	340,928	522,809	579,053	757,027	873,341	971,777
Group Quarters Pop.	N/A	N/A	N/A	N/A	549	3,777	6,164	5,632	7,770	9,431	8,900
Male	16,163	17,488	24,336	41,312	81,178	166,694	253,242	278,740	364,880	418,622	466,402
Female	15,926	17,433	24,870	42,600	83,223	174,234	269,567	300,313	392,147	454,719	505,375
White	22,846	26,633	40,918	74,986	153,804	327,736	493,934	495,485	580,635	565,719	558,358
Black	9,235	8,282	8,266	8,889	5,117	11,527	21,551	50,756	92,267	132,256	167,315
American Indian, et al.	3	1	N/A	N/A	26	50	413	980	1,841	2,544	3,639
Asian	5	5	N/A	N/A	144	1,363	4,533	22,790	61,981	98,651	135,451
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	412	522
Other/Multiple Races	0	0	22	37	147	252	2,378	9,042	20,303	73,759	106,492
Hispanic †	N/A	N/A	N/A	N/A	N/A	N/A	15,920	22,790	55,684	100,604	165,398
White, non-Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	477,976	548,453	519,318	478,765
Median Age	N/A	N/A	N/A	N/A	29.5	28.1	27.9	32.1	33.9	36.8	38.5
Under 5 years old	N/A	N/A	4,790	7,334	21,400	42,299	43,074	33,374	57,138	60,173	63,732
Voting age pop.°	8,835	19,880	29,369	54,564	104,218	193,991	311,406	424,742	578,783	651,583	738,247
Voting Eligible (age° & citizen)									501,569	539,745	580,468
55 years old and older							91,174	109,460	139,593	176,299	238,750
62 years old and older							42,201	64,651	95,250	116,398	150,012
65 years old and older	N/A	N/A	3,002	5,046	9,202	17,963	32,619	50,905	77,491	98,157	119,769
Foreign-born	491	595	N/A	2,275	N/A	15,417	35,914	70,128	141,166	232,996	304,525
In Labor Force	N/A	N/A	18,534	25,068	67,930	133,487	225,975	313,248	448,284	477,123	557,220
Worked in Mont. Co.	N/A	N/A	N/A	N/A	N/A	43.6%	50.5%	54.3%	58.6%	58.7%	59.9%
Worked in Maryland									67.9%	68.7%	70.2%
Avg. Commute, minutes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	27.2	29.5	32.8	33.5
Drove Alone¹	N/A	N/A	N/A	N/A	N/A	77.8%	N/A	61.9%	67.8%	68.9%	65.8%
All Public Transp.	N/A	N/A	N/A	N/A	N/A	7.3%		10.0%	12.6%	12.6%	15.1%
Train/Subway	N/A	N/A	N/A	N/A	N/A	0.4%		4.2%	8.2%	8.4%	9.2%
Bus	N/A	N/A	N/A	N/A	N/A	6.9%		5.6%	4.2%	4.0%	5.8%
Walk	N/A	N/A	N/A	N/A	N/A	4.6%		3.3%	2.2%	1.9%	2.2%
Bike	N/A	N/A	N/A	N/A	N/A	N/A		0.4%	0.2%	0.3%	0.4%
No Degree Completed	N/A	N/A	N/A	48.3%	35.4%	35.6%	20.5%	12.7%	27.8%	9.7%	9.6%
High Sch/Some Collg.	N/A	N/A	N/A	33.9%	41.9%	42.2%	46.2%	44.5%	16.8%	31.2%	29.0%
Associates Degree	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.5%	4.6%	5.2%
Bachelors Degree²	N/A	N/A	N/A	17.9%	22.7%	11.5%	33.2%	18.0%	26.7%	27.1%	26.5%
Graduate/Prof Degree³	N/A	N/A	N/A	N/A	N/A	10.7%	N/A	24.9%	23.2%	27.5%	29.7%
Households	N/A	N/A	N/A	N/A	45,225	92,433	156,674	207,319	282,228	324,565	357,086
Families³	6,705	7,712	11,790	21,740	42,110	85,272	132,020	152,891	198,232	224,225	244,898
Average HH Size	N/A	N/A	N/A	N/A	3.54	3.65	3.30	2.77	2.65	2.66	2.70
Average Family Size	N/A	N/A	3.53	N/A	N/A	N/A	N/A	3.25	3.12	3.19	3.22
Workers per HH			1.57	1.53	1.40	1.40	1.40	1.44	1.52	1.40	1.41
Median HH Income	N/A	N/A	N/A	N/A	\$4,532	\$8,494	\$14,090	\$28,987	\$54,089	\$71,551	\$92,451
Median Family Inc.	N/A	N/A	N/A	N/A	\$5,259	\$9,317	\$16,710	\$33,702	\$61,988	\$84,035	\$112,058
Per-capita Income	N/A	N/A	N/A	N/A	N/A	N/A	\$5,188	\$12,335	\$25,591	\$35,684	\$46,808
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	3.0%	3.0%	2.8%	3.8%	4.6%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	4.2%	4.3%	4.2%	5.4%	6.8%
Housing Units	6,541	7,464	11,318	23,255	47,199	97,141	161,378	216,221	295,723	334,632	375,905
Owner-Occupied		4,759	6,268	13,916	31,097	67,785	96,246	134,139	191,749	223,017	241,465
Renter-Occupied		2,756	2,999	7,824	14,167	24,648	60,428	73,056	90,479	101,548	115,621
Vacant Housing Units	N/A	N/A	N/A	1,515	1,807	4,708	3,095	8,857	13,495	10,067	18,819
Median Gross Rent	N/A	N/A	\$25.03	\$62.38	\$72.39	\$105	\$165	\$342	\$740	\$914	\$1,436
Median Value Own-Oc	N/A	N/A	\$9,540	\$7,730	\$16,136	\$19,800	\$32,700	\$97,300	\$200,800	\$221,800	\$463,200

Source: US Census Bureau (USCB), Decennial Census, except 2005: M-NCPPC Census Update for Montgomery Co. and numbers in Blue : 2008-2010 American Community Survey (ACS)

* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Males 21 and older; 1920-1970: All persons 21 and older; 1980-present: All persons 18 and older

¹ 1960 Includes travel by all private vehicles (including car pools)

² Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

³ Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - MARYLAND

Maryland	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	1,295,346	1,449,661	1,631,526	1,821,244	2,343,001	3,100,689	3,923,897	4,216,933	4,780,753	5,296,507	5,773,626
Group Quarters Pop.	N/A	N/A	47,169	56,738	97,410	95,354	104,817	94,428	113,856	134,056	138,375
Male	644,225	729,455	821,009	915,038	1,166,603	1,533,200	1,916,321	2,042,810	2,318,671	2,557,794	2,791,762
Female	651,121	720,206	810,517	906,206	1,176,398	1,567,489	2,006,078	2,174,165	2,462,797	2,738,692	2,981,790
White	1,062,639	1,204,737	1,354,226	1,518,481	1,954,975	2,573,919	3,194,888	3,158,838	3,393,964	3,391,308	3,359,284
Black	232,250	244,479	276,379	301,931	385,972	518,410	699,479	958,150	1,189,899	1,477,411	1,700,298
American Indian, et al.	55	32	50	73	314	1,538	4,239	8,021	12,972	15,423	20,420
Asian	402	400	871	759	1,699	5,700	17,944	64,278	139,719	210,929	318,853
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,303	3,157
Other/Multiple Races	0	13	14	286	656	1,122	5,849	27,688	44,914	95,525	371,540
Hispanic †	N/A	N/A	56	719	N/A	N/A	52,974	64,746	125,102	227,916	470,632
White, non-Hispanic	N/A	N/A	N/A	1,517,762	N/A	N/A	3,152,974	3,116,160	3,326,109	3,286,547	3,157,958
Median Age	24.8	26.2	27.4	29.6	29.7	28.7	27.1	30.3	33.9	36.0	39.3
Under 5 years old	137,714	147,005	144,629	136,665	258,252	366,520	344,267	272,274	357,818	353,393	364,488
Voting age population°	741,727	862,391	996,928	1,185,654	1,527,089	1,845,067	2,342,854	3,049,445	3,619,227	3,940,314	4,420,588
Voting Eligible (age° & citizen)									3,458,715	3,698,493	3,992,621
55 years old and older	138,608	168,521	210,549	266,847	348,548	466,678	553,156	798,671	914,949	1,069,683	1,403,410
62 years old and older								497,920	633,685	714,369	890,664
65 years old and older	60,667	72,468	92,972	123,516	163,914	226,539	299,682	395,609	517,482	599,307	707,642
Foreign-born	104,944	103,179	96,330	82,591	94,921	94,178	124,345	195,581	313,494	518,315	776,521
Born in MD	1,026,355	1,107,290	1,206,654	1,295,370	1,465,840	1,807,856	2,117,624	2,262,789	2,383,427	2,610,963	2,723,856
In Labor Force	541,164	603,478	672,906	767,091	973,052	1,033,563	1,671,220	1,948,119	2,639,896	2,769,525	3,180,591
Worked in MD		N/A	N/A		N/A	N/A	78.1%	83.3%	82.6%	82.6%	82.9%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26.6	27.0	31.2	31.6
Commute, drove alone¹	N/A	N/A	N/A	N/A	N/A	66.8%	65.1%	60.7%	69.8%	73.7%	73.0%
Commute, public transp		N/A	N/A		N/A	12.7%	9.0%	8.8%	8.1%	7.2%	8.7%
No Degree Completed		N/A	N/A	79.4%	69.1%	60.0%	47.7%	32.6%	40.2%	16.6%	12.1%
High Sch/Some College		N/A	N/A	15.8%	23.9%	30.7%	38.4%	47.1%	28.1%	49.2%	46.1%
Associates Degree		N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.2%	5.1%	6.2%
Bachelors Degree²		N/A	N/A	4.8%	7.0%	5.3%	7.4%	20.4%	15.6%	17.1%	19.7%
Graduate/Prof Degree²		N/A	N/A	N/A	N/A	4.0%	6.6%	N/A	10.9%	12.0%	15.9%
Households	N/A	N/A	N/A	N/A	755,075	863,003	1,175,073	1,460,865	1,748,991	1,980,859	2,156,411
Families³	274,824	324,742	385,179	472,340	581,840	763,412	971,877	1,094,386	1,245,814	1,359,318	1,447,002
Average HH Size	N/A	N/A	N/A	3.91	3.56	3.48	3.25	2.82	2.67	2.61	2.61
Average Family Size	4.7	4.46	3.89	N/A	N/A	N/A	3.64	3.30	3.14	3.13	3.15
Workers per HH	1.97	1.86	1.75	1.46	1.19	1.34	1.34	1.22	1.42	1.31	1.32
Median HH Income	N/A	N/A	N/A	N/A	\$2,811	\$5,417	\$10,101	\$20,281	\$39,386	\$52,868	\$70,017
Median Family Income	N/A	N/A	N/A	N/A	\$3,266	\$6,309	\$11,057	\$23,112	\$45,034	\$61,876	\$84,452
Per-capita Income	N/A	N/A	N/A	N/A	N/A	\$2,003	\$3,512	\$8,293	\$17,730	\$25,614	\$34,469
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	7.7%	7.5%	6.0%	6.1%	6.1%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	10.1%	9.8%	8.1%	8.5%	9.1%
Housing Units	274,824	324,742	385,179	500,156	689,116	934,552	1,249,814	1,570,895	1,891,917	2,145,283	2,378,814
Owner-Occupied	117,297	159,262	208,563	220,765	360,718	556,391	690,514	905,535	1,137,296	1,341,751	1,455,775
Renter-Occupied	149,201	160,219		244,918	280,504	306,610	484,559	555,330	611,695	639,108	700,636
Vacant Housing Units	N/A	N/A	N/A	34,473	46,176	71,551	74,104	88,354	142,926	164,424	222,403
Median Gross Rent		N/A			\$46.16	\$78	\$111	\$266	\$548	\$689	\$1,117
Median Value Own-Oc	N/A	N/A	\$4,525	\$3,031	\$8,033	\$11,900	\$18,700	\$58,300	\$116,500	\$146,000	\$321,400

Source: US Census Bureau (USCB), Decennial Census, except numbers in **Blue** : 2008-2010 American Community Survey (ACS)

* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Males 21 and older; 1920-1970: All persons 21 and older; 1980-present: All persons 18 and older

¹ 1960 Includes travel by all private vehicles (including car pools)

² Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

³ Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - WASHINGTON DC METROPOLITAN STATISTCAL AREA (MSA)

Washington DC MSA	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	367,869	524,469	621,059	967,985	1,464,089	2,001,897	2,861,123	3,060,922	3,923,574	4,923,153	5,582,170
Group Quarters Pop.					116,855	78,688	86,220	68,971	99,373	100,237	102,275
Male			299,071	439,059	710,461	975,109	1,384,885	1,477,377	1,911,258	2,397,346	2,716,483
Female			321,988	468,757	759,628	1,026,788	1,476,238	1,583,545	2,012,316	2,525,807	2,865,687
White			467,366	692,418	1,121,930	1,502,429	2,124,903	2,083,874	2,577,933	2,957,698	3,058,820
Black			152,748	213,783	337,150	487,183	703,745	853,593	1,041,934	1,282,057	1,438,436
American Indian, et al.				199	N/A	1,016	3,300	7,578	11,036	15,406	22,791
Asian				765	N/A	8,864	18,097	87,037	202,437	329,850	517,458
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,069	4,008
Other/Multiple Races				651	4,345	2,405	11,078	28,840	90,234	335,073	540,657
Hispanic †				N/A	N/A	N/A	70,904	93,483	224,786	432,003	770,795
White, non-Hispanic				N/A	N/A	N/A	N/A	2,021,230	2,459,133	2,762,241	2,711,258
Median Age					30.6	29.0	26.5	30.1	32.4	34.9	36.1
Under 5 years old			45,302	67,732	159,846	233,810	255,218	191,492	285,860	343,485	375,113
Voting age population°			422,001	680,033	1,003,491		1,727,433	2,237,388	3,000,154	3,677,119	4,249,900
65 years old and older			33,706	56,605	85,915	122,390	171,899	229,377	335,995	446,288	557,790
Foreign-born				42,047		83,942	129,988	249,994	484,449	832,016	1,088,573
In Labor Force				449,573	686,067	873,366	1,303,983	1,651,200	2,334,045	2,712,426	3,023,494
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28.5	29.1	32.8	33.5
Commute, drove alone¹				N/A	N/A	59.7%	60.4%	52.8%	62.9%	67.8%	76.6%
Commute, public transp					N/A	37.2%	16.5%	16.8%	13.7%	11.2%	14.0%
No Degree Completed				58.0%	48.0%	41.8%	36.7%	18.9%	34.1%	16.6%	10.5%
High Sch/Some College				30.2%	37.0%	40.0%	44.4%	40.3%	22.0%	49.2%	37.1%
Associates Degree				N/A	N/A	N/A	N/A	N/A	5.4%	5.1%	5.5%
Bachelors Degree²				11.9%	15.0%	8.7%	9.9%	15.2%	21.9%	17.1%	24.7%
Graduate/Prof Degree²				N/A	N/A	9.6%	8.9%	25.6%	16.5%	12.0%	22.2%
Households				232,614	405,122	590,621	898,496	1,115,399	1,459,358	1,849,708	2,074,730
Families³				234,920	369,930	478,907	689,096	760,088	970,759	1,231,477	1,351,258
Average HH Size				3.55	3.32	3.25	3.09	2.68	2.62	2.61	2.64
Average Family Size					N/A	N/A	N/A	3.29	3.17	3.18	3.23
Workers per HH				1.75	1.53	1.41	1.38	1.27	1.52	1.38	1.41
Median HH Income					\$3,321	\$5,962	\$9,879	\$23,486	\$46,884	\$62,216	\$85,258
Median Family Income					\$4,262	\$7,577	\$12,933	\$27,802	\$54,094	\$72,247	\$101,824
Per-capita Income				N/A	N/A	N/A	\$4,273	\$10,249	\$21,416	\$30,350	\$41,347
Families below poverty				N/A	N/A	N/A	6.1%	6.0%	4.3%	5.2%	5.1%
Persons below poverty				N/A	N/A	N/A	8.3%	8.2%	6.4%	7.3%	7.7%
Housing Units				249,944	419,886	618,368	937,823	1,179,845	1,556,749	1,942,641	2,213,752
Owner-Occupied				87,797	172,718	289,102	412,973	604,707	883,612	1,181,971	1,333,662
Renter-Occupied					229,885	301,519	485,523	508,063	575,746	666,093	741,068
Vacant Housing Units				15,024	13,421	27,747	39,040	67,075	97,391	94,577	139,022
Median Gross Rent					\$60.55	\$88	\$135	\$293	\$667	\$811	\$1,319
Median Value Own-Oc				\$7,221	\$14,022	\$17,100	\$28,200		\$166,100	\$178,900	\$394,800

Source: US Census Bureau (USCB), Decennial Census, except numbers in **Blue**: 2008-2010 American Community Survey (ACS)

Note: prior to 1950, the Census Bureau collected information for "Metropolitan Districts" only; Beginning with the 1950 Census, Metropolitan Statistical Areas were defined.

* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

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¹ 1960 Includes travel by all private vehicles (including car pools)

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NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) PROJECTIONS

Note: Only those Rounds in which the City of Gaithersburg provided new or revised projections are shown.

Round 9.0 Projections, Adopted November 9, 2016

Year	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	42,217	1.92	971,777	357,086	493,500	5,047,479	1,887,458	3,131,995
2015	67,099	24,651	46,429	1.88	1,015,273	374,850	520,160	5,372,032	2,009,347	3,151,679
2020	70,676	26,036	47,574	1.83	1,052,023	391,100	543,542	5,673,110	2,137,084	3,343,042
2025	74,594	27,548	50,010	1.82	1,087,259	405,562	572,521	5,955,951	2,256,385	3,562,569
2030	78,718	28,884	52,653	1.82	1,128,823	422,342	604,491	6,214,294	2,371,129	3,766,653
2035	82,416	30,479	56,120	1.84	1,167,709	438,087	627,350	6,453,004	2,470,153	3,949,045
2040	86,128	32,082	61,134	1.91	1,197,131	450,922	653,917	6,665,330	2,557,916	4,125,017
2045	89,258	33,409	65,684	1.97	1,223,335	461,943	678,689	6,875,997	2,651,269	4,291,154

* Population and Households from Census 2010

Round 8.2 Projections, Adopted July 10, 2013

Year	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	49,090	2.23	971,777	357,086	510,277	5,265,177	1,960,100	3,148,772
2015	66,705	24,473	52,848	2.16	1,020,039	377,524	531,993	5,593,615	2,093,927	3,344,620
2020	70,151	25,741	55,269	2.15	1,067,030	396,955	564,419	5,888,600	2,219,804	3,620,445
2025	73,354	27,113	59,387	2.19	1,109,953	414,873	598,807	6,201,719	2,348,755	3,863,142
2030	77,426	28,761	64,309	2.24	1,153,912	434,767	635,257	6,467,873	2,460,789	4,085,703
2035	81,202	30,571	69,262	2.27	1,184,641	449,928	673,973	6,702,003	2,560,651	4,278,489
2040	84,966	32,332	74,546	2.31	1,202,769	460,161	715,143	6,922,748	2,654,930	4,485,412

* Population and Households from Census 2010; Jobs from Round 8.2 Forecast

Round 8.1 Projections, Adopted July 11, 2012

Year	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	50,418	2.29	971,777	357,086	510,136	5,265,177	1,960,100	3,175,874
2015	62,027	23,584	54,909	2.33	1,015,406	376,536	541,995	5,556,221	2,094,792	3,389,649
2020	67,177	25,689	62,495	2.43	1,065,425	397,237	585,363	5,866,149	2,226,816	3,683,243
2025	72,089	27,940	67,123	2.40	1,109,740	415,795	633,226	6,167,206	2,350,268	3,937,303
2030	76,663	30,352	72,632	2.39	1,153,998	436,202	684,284	6,413,865	2,453,583	4,153,872
2035	81,036	32,244	79,585	2.47	1,185,510	451,446	714,438	6,621,608	2,542,018	4,331,279
2040	84,613	33,792	83,383	2.47	1,203,644	461,469	737,364	6,803,104	2,619,783	4,511,213

* Population and Households from Census 2010; Jobs from Round 8.1 Forecast

Round 8.0 Projections, Adopted November 10, 2010

Year	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	2.19	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	2.25	929,097	347,500	500,000	4,953,006	1,864,241	3,052,116
2010	58,311	22,117	50,418	2.28	979,996	360,500	506,000	5,234,175	1,967,781	3,214,667
2015	62,027	23,584	54,909	2.33	1,016,996	377,000	540,000	5,546,239	2,103,801	3,438,275
2020	67,177	25,689	62,495	2.43	1,064,995	398,000	585,000	5,850,810	2,235,875	3,717,677
2025	72,089	27,940	67,123	2.40	1,108,997	417,000	628,000	6,133,964	2,357,882	3,944,392
2030	76,663	30,352	72,632	2.39	1,151,997	438,000	673,000	6,371,190	2,462,800	4,138,144
2035	81,036	32,244	79,585	2.47	1,181,997	453,000	703,000	6,572,903	2,550,628	4,317,316
2040	84,613	33,792	83,383	2.47	1,198,997	463,000	723,000	6,753,585	2,628,623	4,481,394

* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

**CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) PROJECTIONS**

Round 7.2A Projections, Adopted October 14, 2009

	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	2.19	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	2.25	929,100	347,000	500,000	4,962,733	1,863,820	3,051,887
2010	58,780	22,283	51,091	2.29	966,000	362,000	510,000	5,268,023	1,999,728	3,277,445
2015	63,913	24,321	57,182	2.35	1,025,000	386,000	547,000	5,595,019	2,146,223	3,521,842
2020	69,969	27,051	67,348	2.49	1,075,000	408,000	590,000	5,927,171	2,288,650	3,784,787
2025	78,342	30,860	77,832	2.52	1,113,500	425,200	631,000	6,213,437	2,407,783	4,007,250
2030	85,002	33,892	84,163	2.48	1,142,000	440,400	673,000	6,438,932	2,508,750	4,203,989
2035	91,161	36,709	90,724	2.47	1,161,000	451,400	703,000	6,638,689	2,593,406	4,358,322
2040	98,046	39,713	99,011	2.49	1,174,000	460,000	723,000	6,845,420	2,674,928	4,525,007

* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

Round 7.1 Projections, Adopted January 9, 2008

	Montgomery County				MWCOG MMSA Region			
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Jobs/HH
2000*	873,341	324,565	474,300	1.46	4,544,944	1,707,817	2,845,156	1.67
2005	940,348	347,000	500,000	1.44	4,986,896	1,876,783	3,051,004	1.63
2010	992,330	362,000	510,000	1.41	5,410,430	2,043,982	3,350,897	1.64
2015	1,037,318	386,000	547,000	1.42	5,778,333	2,201,784	3,595,398	1.63
2020	1,077,307	408,000	590,000	1.45	6,107,668	2,335,366	3,829,550	1.64
2025	1,114,298	425,000	630,000	1.48	6,372,037	2,446,296	4,042,941	1.65
2030	1,147,280	440,000	670,000	1.52	6,579,787	2,533,932	4,225,353	1.67

* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

MMSA Region = Modeled Metropolitan Statistical Area in 1983, and includes the following:

Charles, Frederick, Montgomery, Prince Georges counties in MD

Arlington, Fairfax, Loudoun, Prince William counties in VA

Alexandria, Fairfax, Falls Church, Manassas, Manassas Park cities in VA

Washington city in DC

Note: MWCOG Projections for population, households, and jobs take into account vacancy rates.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

Site Development Approvals/Entitlements* (Residential Approvals)

Time Period		Single Family ¹		Multifamily ¹		Net Total Units ¹
From	Through	Detached	Townhouse ²	Apartments	Condominiums	
7/1/2020	12/31/2020	0	0	0	0	0
1/1/2020	6/30/2020	-23+1	34	0	0	12
1/1/2010	12/31/2019	66	390	2949	254	3659
7/1/2019	12/31/2019	0	0	575	0	575
1/1/2019	6/30/2019	5	0	11	0	16
7/1/2018	12/31/2018	0	0	365	0	365
1/1/2018	6/30/2018	26	80	109	0	215
7/1/2017	12/31/2017	0	0	0	0	0
1/1/2017	6/30/2017	45	241	587	144	1017
7/1/2016	12/31/2016	0	0	0	0	0
1/1/2016	6/30/2016	1	0	0	0	1
7/1/2015	12/31/2015	0	0	-128	128	0
1/1/2015	6/30/2015	0	0	0	0	0
7/1/2014	12/31/2014	0	19	0	0	19
1/1/2014	6/30/2014	0	-2	365	0	363
7/1/2013	12/31/2013	0	0	2	0	2
1/1/2013	6/30/2013	1	0	-70	70	1
7/1/2012	12/31/2012	-1	0	4	0	3
1/1/2012	6/30/2012	0	0	287	0	287
7/1/2011	12/31/2011	0	19	0	0	19
1/1/2011	6/30/2011	-12	33	588	-88	521
7/1/2010	12/31/2010	0	0	0	0	0
1/1/2010	6/30/2010	1	0	254	0	255
1/1/2000	12/31/2009	662	1497	2156	1477	5792
7/1/2009	12/31/2009	-3	0	300	0	297
1/1/2009	6/30/2009	0	0	194	0	194
7/1/2008	12/31/2008	0	0	139	0	139
1/1/2008	6/30/2008	-1	-52	1292	50	1289
7/1/2007	12/31/2007	16	91	24	60	191
1/1/2007	6/30/2007	188	398	0	68	654
7/1/2006	12/31/2006	0	0	-2	0	-2
1/1/2006	6/30/2006	0	0	0	382	382
7/1/2005	12/31/2005	95	376	-198	771	1044
1/1/2005	6/30/2005	16	55	0	0	71
7/1/2004	12/31/2004	2	0	0	0	2
1/1/2004	6/30/2004	1	0	0	0	1
7/1/2003	12/31/2003	0	0	17	0	17
1/1/2003	6/30/2003	16	325	0	116	457
7/1/2002	12/31/2002	-2	0	307	0	305
1/1/2002	6/30/2002	0	0	0	0	0
7/1/2001	12/31/2001	1	0	0	30	31
1/1/2001	6/30/2001	2	0	0	0	2
7/1/2000	12/31/2000	333	304	82	0	719
1/1/2000	6/30/2000	-2	0	1	0	-1

¹ Net increase in number of units (approved - existing - expired).

² Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

* A project is considered to have entitlements after receiving one of the following approvals:

Schematic Development Plan (SDP), Preliminary Site Plan (PSP), Final Site Plan (FSP)

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

New Construction - Residential Building Permits Issued (Residential Starts)

Time Period		Single Family ¹		Multifamily ¹		Net Total Units ¹	Total Permits
From	Through	Detached	Townhouse ²	Apartments	Condominiums		
7/1/2020	12/31/2020	18	70	0	14	102	102
1/1/2020	6/30/2020	8	19	386	14	427	42
1/1/2010	12/31/2019	158	727	2265	544	3694	1199
7/1/2019	12/31/2019	0	0	0	0	0	0
1/1/2019	6/30/2019	2	0	0	64	66	4
7/1/2018	12/31/2018	7	0	0	64	71	10
1/1/2018	6/30/2018	4	5	0	0	9	9
7/1/2017	12/31/2017	8	17	0	0	25	28
1/1/2017	6/30/2017	2	29	0	128	159	34
7/1/2016	12/31/2016	2	6	365	8	381	19
1/1/2016	6/30/2016	5	50	0	14	69	71
7/1/2015	12/31/2015	8	34	0	0	42	42
1/1/2015	6/30/2015	14	69	241	16	340	102
7/1/2014	12/31/2014	10	47	0	32	89	89
1/1/2014	6/30/2014	4	83	0	0	87	87
7/1/2013	12/31/2013	12	96	0	0	108	108
1/1/2013	6/30/2013	19	90	0	30	139	139
7/1/2012	12/31/2012	9	30	737	37	813	79
1/1/2012	6/30/2012	15	30	233	41	319	89
7/1/2011	12/31/2011	13	31	0	12	56	56
1/1/2011	6/30/2011	10	21	300	34	365	73
7/1/2010	12/31/2010	13	35	389	44	481	99
1/1/2010	6/30/2010	1	54	0	20	75	75
1/1/2000	12/31/2009	680	842	760	599	2881	2175
7/1/2009	12/31/2009	0	31	0	0	31	31
1/1/2009	6/30/2009	0	42	0	0	42	42
7/1/2008	12/31/2008	0	20	315	10	345	40
1/1/2008	6/30/2008	0	37	0	0	37	37
7/1/2007	12/31/2007	0	34	0	18	52	52
1/1/2007	6/30/2007	4	35	1	46	86	86
7/1/2006	12/31/2006	15	14	0	12	41	41
1/1/2006	6/30/2006	0	45	0	8	53	53
7/1/2005	12/31/2005	1	47	0	34	82	82
1/1/2005	6/30/2005	1	75	0	18	94	94
7/1/2004	12/31/2004	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0
7/1/2003	12/31/2003	35	38	307	0	380	79
1/1/2003	6/30/2003	64	35	0	14	113	113
7/1/2002	12/31/2002	75	56	0	42	173	173
1/1/2002	6/30/2002	124	133	4	158	419	419
7/1/2001	12/31/2001	117	73	19	47	256	247
1/1/2001	6/30/2001	109	31	81	72	293	216
7/1/2000	12/31/2000	81	39	20	73	213	200
1/1/2000	6/30/2000	54	57	13	47	171	170

¹ Net increase in number of units (approved - existing - expired).

² Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

New Construction - Residential Final Occupancy Issued (Residential Completions)

Time Period		Single Family ¹		Multifamily ¹		Net Total Units ¹	Total Permits
From	Through	Detached	Townhouse ²	Apartments	Condominiums		
7/1/2020	12/31/2020	7	1	0	12	20	20
1/1/2020	6/30/2020	1	0	0	0	1	1
1/1/2010	12/31/2019	164	676	2311	479	3630	1065
7/1/2019	12/31/2019	4	0	1	64	69	6
1/1/2019	6/30/2019	3	1	374	0	378	6
7/1/2018	12/31/2018	6	13	131	128	278	22
1/1/2018	6/30/2018	4	18	0	2	24	24
7/1/2017	12/31/2017	2	24	0	8	34	34
1/1/2017	6/30/2017	4	17	440	0	461	23
7/1/2016	12/31/2016	7	39	0	14	60	60
1/1/2016	6/30/2016	7	52	0	0	59	59
7/1/2015	12/31/2015	18	60	0	18	96	96
1/1/2015	6/30/2015	5	59	0	31	95	97
7/1/2014	12/31/2014	7	91	247	6	351	105
1/1/2014	6/30/2014	7	0	0	14	21	7
7/1/2013	12/31/2013	22	86	114	32	254	141
1/1/2013	6/30/2013	11	15	219	35	280	65
7/1/2012	12/31/2012	21	21	470	16	528	68
1/1/2012	6/30/2012	13	38	0	13	64	64
7/1/2011	12/31/2011	6	29	0	26	61	61
1/1/2011	6/30/2011	11	37	78	37	163	48
7/1/2010	12/31/2010	4	55	237	35	331	59
1/1/2010	6/30/2010	2	21	0	0	23	23
1/1/2000	12/31/2009	684	850	140	1014	2688	2080
7/1/2009	12/31/2009	3	38	1	0	42	42
1/1/2009	6/30/2009	2	30	0	0	32	32
7/1/2008	12/31/2008	1	39	0	0	40	40
1/1/2008	6/30/2008	2	22	0	34	58	58
7/1/2007	12/31/2007	5	31	0	23	59	59
1/1/2007	6/30/2007	4	22	0	22	48	48
7/1/2006	12/31/2006	3	35	0	9	47	47
1/1/2006	6/30/2006	0	44	0	44	88	88
7/1/2005	12/31/2005	0	82	0	307	389	88
1/1/2005	6/30/2005	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0
1/1/2004	6/30/2004	20	13	0	4	37	37
7/1/2003	12/31/2003	69	59	0	58	186	186
1/1/2003	6/30/2003	62	52	14	116	244	236
7/1/2002	12/31/2002	109	121	8	102	340	340
1/1/2002	6/30/2002	127	97	88	59	371	224
7/1/2001	12/31/2001	114	37	16	26	193	151
1/1/2001	6/30/2001	98	42	13	97	250	140
7/1/2000	12/31/2000	59	84	0	113	256	256
1/1/2000	6/30/2000	6	2	0	0	8	8

¹ Net increase in number of units (approved - existing - expired).

² Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

Residential Demolition Permits Finaled (Residential Demolitions)

Time Period		Single Family		Multifamily		Total Units	Total Permits
From	Through	Detached	Townhouse ²	Apartments	Condominiums		
1/1/2020	6/30/2020	1	0	0	0	1	1
1/1/2010	12/31/2019	3	0	0	0	7	3
7/1/2019	12/31/2019	0	0	0	0	0	0
1/1/2019	6/30/2019	0	0	0	0	0	0
7/1/2018	12/31/2018	1, 1 [^]	0	0	0	2	2
1/1/2018	6/30/2018	1	1*	0	0	2	2
7/1/2017	12/31/2017	0	0	0	0	0	0
1/1/2017	6/30/2017	1*	0	0	0	1	1
7/1/2016	12/31/2016	0	0	0	0	0	0
1/1/2016	6/30/2016	0	0	0	0	0	0
7/1/2015	12/31/2015	0	0	0	0	0	0
1/1/2015	6/30/2015	1	0	0	0	1	1
7/1/2014	12/31/2014	0	0	0	0	0	0
1/1/2014	6/30/2014	0	0	0	0	0	0
7/1/2013	12/31/2013	0	0	0	0	0	0
1/1/2013	6/30/2013	0	0	0	0	0	0
7/1/2012	12/31/2012	1	0	0	0	1	1
1/1/2012	6/30/2012	0	0	0	0	0	0
7/1/2011	12/31/2011	0	0	0	0	0	0
1/1/2011	6/30/2011	0	0	0	0	0	0
7/1/2010	12/31/2010	0	0	0	0	0	0
1/1/2010	6/30/2010	0	0	0	0	0	0
1/1/2000	12/31/2009	0	0	2	0	2	0
7/1/2009	12/31/2009	0	0	0	0	0	0
1/1/2009	6/30/2009	0	0	0	0	0	0
7/1/2008	12/31/2008	0	0	0	0	0	0
1/1/2008	6/30/2008	0	0	0	0	0	0
7/1/2007	12/31/2007	0	0	0	0	0	0
1/1/2007	6/30/2007	0	0	0	0	0	0
7/1/2006	12/31/2006	0	0	0	0	0	0
1/1/2006	6/30/2006	0	0	0	0	0	0
7/1/2005	12/31/2005	0	0	0	0	0	0
1/1/2005	6/30/2005	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0
7/1/2003	12/31/2003	0	0	0	0	0	0
1/1/2003	6/30/2003	0	0	0	0	0	0
7/1/2002	12/31/2002	0	0	0	0	0	0
1/1/2002	6/30/2002	0	0	0	0	0	0
7/1/2001	12/31/2001	0	0	1	0	1	0
1/1/2001	6/30/2001	0	0	1	0	1	0
7/1/2000	12/31/2000	0	0	0	0	0	0
1/1/2000	6/30/2000	0	0	0	0	0	0

* Building demolished due to fire or other casualty loss and later reconstructed

[^] Building demolished and later reconstructed (a.k.a. "tear down" or "mansionization")

² Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
HOUSING SALES

Median Sales Price of Residential Houses

	Montgomery County		DC Metro		Maryland		United States		
Year	All Housing Types		All Housing Types		All Housing Types		All Housing Types (2)	Inflation (3)	Real GDP (4)
2020	Q2/April*	\$500,000	N/A	N/A	Q2/April*	\$325,000	(Q1)	\$327,100	1.40%
2019	Q2/April*	\$464,000	N/A	N/A	Q2/April*	\$299,000	(Q2)	\$322,500	1.80%
2018	Q2/April*	\$445,000	N/A	N/A	Q2/April*	\$295,752	(Q2)	\$315,600	2.40%
2017	Q2/April*	\$435,000	N/A	N/A	Q2/April*	\$284,715	(Q2)	\$318,200	2.10%
2016	Q2/April*	\$415,000	N/A	N/A	Q2/April*	\$267,041	(Q2)	\$306,000	1.30%
2015	Q2/April*	\$405,450	Annual	\$410,000	Q2/April*	\$253,954	(Q2)	\$289,100	0.10%
2014	(Q1/Mar)	\$375,000	(Q1)	\$389,900	(Q1)	\$245,891	(Q2)	\$288,000	1.60%
2013	(Q4/Dec)	\$386,000	(Q4)	\$391,362	(Q4)	\$255,183	(Q2)	\$268,100	1.50%
2012	(Q4/Dec)	\$360,000	(Q4)	\$359,000	(Q4)	\$243,741	(Q2)	\$238,700	2.10%
2011	(Q1)	\$332,450	(Q1)	\$293,689	(Q1)	\$212,840	(Q2)	\$228,100	3.20%
2010	(Q4/Dec)	\$350,000		\$313,988		\$245,726	(Q2)	\$219,500	1.60%
2009	(Q4/Dec)	\$340,000		\$280,740		\$256,217	(Q2)	\$220,900	-0.40%
2008	(Q4/Dec)	\$395,000		\$208,740		\$284,927	(Q2)	\$235,300	3.80%
2007	(Q4/Dec)	\$444,000		\$398,479		\$307,910	(Q2)	\$242,200	2.80%
2006	(Q4/Dec)	\$439,000		\$403,064		\$307,888	(Q2)	\$246,300	3.20%
2005	(Q4/Dec)	\$425,000		\$399,050		\$292,214	(Q2)	\$233,700	3.40%
2000							(Q2)	\$163,200	3.40%

Median Sales Price of Residential Houses

	City of Gaithersburg					Montgomery County					DC Metro	US
	Detached Houses		Attached (Town) Houses		All Single	Detached Houses		Attached (Town) Houses		All Single	Mortgage	Inflation
Year	New	Existing	New	Existing	Family	New	Existing	New	Existing	Family	Rate (1)	Rate (3)
2007	N/A	N/A	N/A	N/A	N/A	\$896,917	\$560,000	\$464,482	\$360,000	\$495,000	6.56%	2.80%
2006	\$699,900	\$571,138	\$489,790	\$389,900	\$463,980	\$881,600	\$552,500	\$518,510	\$356,750	\$485,000	6.68%	3.20%
2005	N/A	\$570,000	\$529,915	\$374,900	\$446,400	\$764,678	\$530,000	\$499,298	\$340,000	\$464,000	5.91%	3.40%
2004	\$568,625	\$465,000	\$386,943	\$312,000	\$370,000	\$666,540	\$450,000	\$427,501	\$283,500	\$395,000	6.02%	2.70%
2003	\$604,005	\$400,000	\$380,085	\$255,000	\$311,930	\$590,760	\$383,000	\$367,200	\$229,000	\$320,645	6.09%	2.30%
2002	\$511,548	\$334,500	\$339,765	\$198,500	\$289,900	\$481,286	\$340,000	\$277,978	\$185,500	\$282,918	6.69%	1.60%
2001	\$457,115	\$303,500	\$298,860	\$165,000	\$226,930	\$436,928	\$289,900	\$266,155	\$155,800	\$236,000	7.11%	2.80%
2000	\$354,556	\$289,000	\$266,397	\$149,000	\$197,500	\$390,670	\$262,950	\$262,384	\$142,725	\$217,500	8.25%	3.40%
1999	\$445,000	\$270,000	\$305,020	\$148,000	\$224,000	\$364,195	\$243,000	\$212,217	\$139,000	\$205,000	7.44%	2.20%
1998	\$434,241	\$265,000	\$284,643	\$152,500	\$222,665	\$361,742	\$235,000	\$218,622	\$137,000	\$205,000	7.19%	1.60%
1997	\$377,898	\$240,000	\$248,962	\$139,900	\$213,944	\$343,295	\$230,000	\$174,000	\$134,900	\$197,000	7.89%	2.30%
1996	\$368,250	\$249,500	\$196,338	\$135,000	\$167,000	\$312,500	\$225,500	\$169,900	\$132,000	\$187,000	7.98%	3.00%
1995	\$345,000	\$237,000	\$249,351	\$130,000	\$189,300	\$343,783	\$220,700	\$199,605	\$130,000	\$189,500	8.18%	2.80%
1994	\$326,673	\$218,000	\$231,745	\$127,000	\$208,455	\$319,500	\$220,000	\$180,300	\$131,000	\$190,000	8.17%	2.60%
1993	\$307,635	\$241,000	\$210,305	\$132,000	\$174,551	\$319,840	\$217,000	\$180,890	\$130,000	\$187,000	7.48%	3.00%
1992	\$289,453	\$182,000	\$253,091	\$130,000	\$189,590	\$309,863	\$217,000	\$185,735	\$128,500	\$182,500	8.50%	3.00%
1991	\$287,369	\$218,000	\$228,390	\$128,700	\$159,700	\$309,035	\$208,000	\$146,000	\$128,000	\$172,900	9.66%	4.20%
1990	\$287,095	\$245,000	N/A	\$126,000	\$145,000	\$318,090	\$207,000	\$158,325	\$126,000	\$170,000	10.39%	5.40%
1985	N/A	N/A	N/A	N/A	N/A	\$147,500	\$117,000	\$90,500	\$75,000	\$106,000	N/A	3.60%
1982	N/A	N/A	N/A	N/A	N/A	\$124,000	\$110,000	\$78,500	\$84,000	\$95,000	N/A	6.20%

Source: M-NCPPC Research & Technology Center, State Department of Assessment & Taxation, US Bureau of Labor Statistics

<http://montgomeryplanning.org/tools/research/trendsheets/>

Note: Median prices are based on market priced housing and exclude bulk transfers of property, transfers made among relatives, and transfers made without transactions

* Source: Maryland Realtors, Monthly Housing Statistics

<http://www.mdrealtor.org/Publications/Publications/Monthly-Housing-Statistics>

(1) 30-year fixed effective mortgage interest rates for Metro Washington-Baltimore DC-MD-VA-WV; Source: Federal Housing Finance Board, M-NCPPC

(2) Median Sales Price of Houses Sold for the United States (MSPUS); Source: US Census Bureau and US Department of Housing and Urban Development
<https://fred.stlouisfed.org/series/MSPUS>

(3) Change in average annual Consumer Price Index, all Urban Consumers, (CPI-U) over prior year average; Source: US Bureau of Labor Statistics
<https://www.bls.gov/cpi/> Seasonally Adjusted % Not Seasonally Adjusted %

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
ESTIMATES BY SUBDIVISION

NOTE: A MAP OF THE SUBDIVISIONS IN THE CITY OF GAITHERSBURG IS AVAILABLE AT:

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SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/R SR	ALL DWELLING UNITS				ESTIMATED POPULATION (\$)		
							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
AMBERFIELD	H	FS 342	GA02	748	TH		394	394	0	0	1,221	0	1,221
ASBURY							1,318	1,253	2	63	1,922	153	2,075
ASBURY SENIOR HOUSING	R	FT 562	GA06	514	HRA	SR	716	716	0	0	1,069	0	1,069
ASBURY ASSISTED LIVING (KINDLEY)	R	FT 562	GA06	514	HRA	SR	133	133	0	0	199	0	199
ASBURY MANOR HOMES [*]	R	FT 342	GA06	514	GA	SR	60	0	0	60	0	144	144
ASBURY NURSING HOME (WILSON)	R	FT 562	GA06	514	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	FT 342	GA06	514	TH	SR	43	43	0	0	133	0	133
ASBURY VILLAS (DUPLEXES)	R	FT 342	GA06	514	TH	SR	74	73	1	0	226	0	226
ASBURY HOUSE FOR BETTY [*]	R	FT 562	GA06	514	SFD	SR	3	0	0	3	0	10	10
ASBURY HOUSES (24-30 MARYLAND AV)	R	FT 342	GA06	514	SFD		3	2	1	0	7	0	7
CARETAKER HOUSE (6 LEE ST)	R	FT 562	GA01	514	SFD		1	1	0	0	3	0	3
AUDUBON SQUARE (FALLBROOK)	H	FT 562	GA04	513	TH		234	234	0	0	725	0	725
BENNINGTON (ECHO DALE)	H	FT 122	GA05	413	TH		295	295	0	0	914	0	914
BRIGHTON EAST							933	933	0	0	2,570	0	2,570
BRIGHTON EAST I CONDOS	C	FS 343	GA01	743	TH		41	41	0	0	127	0	127
BRIGHTON EAST II CONDOS	C	FS 343	GA01	743	TH		69	69	0	0	214	0	214
BRIGHTON EAST III CONDOS	C	FS 343	GA01	743	TH		45	45	0	0	139	0	139
BRIGHTON WOODS		FS 563	GA01	743	SFD		139	139	0	0	454	0	454
CEDAR VILLAGE CONDOS	C	FS 563	GA01	743	TH		45	45	0	0	139	0	139
DEER PARK PLACE	H	FS 343	GA01	743	TH		145	145	0	0	449	0	449
FIRESIDE CONDOS	C	FS 343	GA01	743	GC		258	258	0	0	443	0	443
FOXWOOD	H	FT 341	GA01	743	TH		112	112	0	0	347	0	347
KRA-BAR GARDENS		FS 563	GA01	743	SFD		28	28	0	0	91	0	91
SUMMIT HALL ESTATES (BRTN. HGLNDS.)		FT 341	GA01	743	SFD		32	32	0	0	104	0	104
SUNNYSIDE COURTS		FT 341	GA01	743	SFD		19	19	0	0	62	0	62
BRIGHTON WEST							859	855	4	0	2,225	0	2,225
BRIGHTON VILLAGE	R	FS 343	GA02	747	GA		604	600	4	0	1,435	0	1,435
BRIGHTON WEST I CONDOS	C	FS 343	GA02	747	TH		49	49	0	0	152	0	152
BRIGHTON WEST II CONDOS	C	FS 343	GA02	747	TH		46	46	0	0	143	0	143
BRIGHTON WEST III CONDOS	C	FS 343	GA02	747	TH		49	49	0	0	152	0	152
BRIGHTON WEST IV CONDOS	C	FS 343	GA02	747	TH		52	52	0	0	161	0	161
BRIGHTON WEST V CONDOS	C	FS 343	GA02	747	TH		59	59	0	0	183	0	183
THE CHASE AT QUINCE ORCHARD (JOHNSON PROPERTY)							106	1	1	104	3	326	329
DETACHED HOUSES		ES 562	GA04	406	SFD		26	1	1	24	3	78	82
TOWNHOUSES	H	ES 562	GA04	406	TH		80	0	0	80	0	248	248
CROWN							2,248	1,194	2	1,052	2,482	2,119	4,601
NEIGHBORHOOD 1 TOWNHOUSES	H	FS 342	GA02	732	TH		51	51	0	0	158	0	158
NBRHD 1 CADENCE AT CROWN (BOZZUT)	R	FS 342	GA02	732	HRA		538	538	0	0	803	0	803
NBRHD 1 2/2 CONDOS (RYLAND)	C	FS 342	GA02	732	SC		70	70	0	0	152	0	152
NBRHD 1 COPLEY AT CROWN (LOFTS)	C	FS 342	GA02	732	HRC		128	128	0	0	199	0	199
NBRHD 1 MULTIFAMILY OVER COMMER	R	FS 342	GA02	732	HRA		240	0	0	240	0	358	358
NBRHD 2 DETACHED HOUSES	H	FS 342	GA02	732	SFD		60	44	2	14	144	46	189
NBRHD 2 TOWNHOUSES	H	FS 342	GA02	732	TH		286	286	0	0	886	0	886
NBRHD 3, PHASE 1 TOWNHOUSES	H	FS 342	GA02	732	TH		40	0	0	40	0	124	124
NBRHD 3, PHASE 1 2/2 CONDOS	C	FS 342	GA02	732	SC		14	12	0	2	26	4	30
NBRHD 3, PHASE 1 GARDEN CONDOS	C	FS 342	GA02	732	GC		64	64	0	0	110	0	110
NBRHD 3, PHASE 2 DETACHED HOUSES	H	FS 342	GA02	732	SFD		21	0	0	21	0	69	69
NBRHD 3, PHASE 2 TOWNHOUSES	H	FS 342	GA02	732	TH		235	1	0	234	3	725	728
NBRHD 3, PHASE 2 2/2 CONDOS	C	FS 342	GA02	732	SC		66	0	0	66	0	144	144
NBRHD 5 APARTMENTS	C	FS 342	GA02	732	HRA		386	0	0	386	0	576	576
CROWN APPROVED BUT UNBUILT	C	FS 342	GA02	732	HRA		49	0	0	49	0	73	73
CROWN POINTE							68	68	0	0	213	0	213
DETACHED HOUSES	H	FS 342	GA02	732	SFD		13	13	0	0	42	0	42
TOWNHOUSES	H	FS 342	GA02	732	TH		55	55	0	0	170	0	170
DART PROPERTY (895 QUINCE ORCHARD RD)		FS 123	GA05	746	SFD		1	0	1	0	0	0	0
DEER PARK							411	403	3	5	1,304	16	1,320
BEANE SUBDIVISION		FT 561	GA01	515	SFD		3	2	0	1	7	3	10

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
ESTIMATES BY SUBDIVISION

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SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (\$)		
							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
CENTRAL AVE (1-105) [*]		FS 563	GA01	515	SFD		6	3	0	3	10	10	20
DEER PARK		FT 561	GA01	515	SFD		309	307	1	1	1,002	3	1,005
E DEER PARK DR [*]		FT 561	GA01	515	SFD		11	11	0	0	36	0	36
KENDRICK SQUARE		FT 561	GA01	515	SFD		2	2	0	0	7	0	7
KIRKMAN'S ADDITION		FT 561	GA01	515	SFD		3	3	0	0	10	0	10
LEFEBURE'S ADDITION		FT 561	GA01	515	SFD		2	2	0	0	7	0	7
LEET'S ADDITION		FT 561	GA01	515	SFD		2	2	0	0	7	0	7
LYNPARK		FT 561	GA01	515	SFD		16	16	0	0	52	0	52
MANNIX ADDITION		FT 561	GA01	515	SFD		4	4	0	0	13	0	13
SELBY'S ADDITION		FT 561	GA01	515	SFD		2	2	0	0	7	0	7
STEFANOU'S ADDITION		FT 561	GA01	515	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS [I]		FT 561	GA01	515	SFD		44	43	1	0	140	0	140
ZANNER'S ADDITION		FT 561	GA01	515	SFD		1	1	0	0	3	0	3
109 S SUMMIT AVE ROOMING HOUSE		FT 561	GA01	515	GQ		5	5	0	0	5	0	5
DIAMOND COURTS (WEST RIDING)		FT 121	GA05	409	SFD		200	200	0	0	653	0	653
DIAMOND FARMS	H	FT 121	GA05	408	TH		268	268	0	0	830	0	830
DIAMOND SQUARE	R	FT 342	GA05	412	HRA	IR	124	124	0	0	185	0	185
DORSEY ESTATES	H	FT 122	GA05	413	TH		49	49	0	0	152	0	152
EMORY HILLS & WOODS							44	44	0	0	139	0	139
EMORY HILLS (SYKES ST)		FT 563	GA04	512	SFD		6	6	0	0	20	0	20
EMORY WOODS	H	FT 563	GA04	512	SFD		11	11	0	0	36	0	36
EMORY WOODS	H	FT 563	GA04	512	TH		27	27	0	0	84	0	84
FERNSHIRE							499	499	0	0	1,572	0	1,572
BRIDLEWOOD	H	ES 563	GA05	750	SFD		80	80	0	0	261	0	261
FERNSHIRE FARMS / COVENTRY	H	FS 123	GA05	408	TH		342	342	0	0	1,060	0	1,060
FERNSHIRE WOODS	H	ET 561	GA05	750	SFD		14	14	0	0	46	0	46
HIDDEN ORCHARDS	H	FT 121	GA05	409	SFD		23	23	0	0	75	0	75
LONGDRAFT ESTATES	H	ES 563	GA05	750	SFD		40	40	0	0	131	0	131
THE GATEWAY (ORCHARD POND)							1,158	747	156	255	1,787	610	2,397
THE GATEWAY APTS (EXISTING)	R	FT 122	GA05	413	GA		748	747	0	1	1,787	2	1,789
PHASE I (EAST OF FIRSTFIELD RD) [*]	R	FT 122	GA05	413	GA		410	0	156	254	0	608	608
GATEWAY COMMONS							135	135	0	0	427	0	427
GATEWAY COMMONS	H	FS 563	GA01	740	SFD		52	52	0	0	170	0	170
GATEWAY COMMONS	H	FS 563	GA01	740	TH		83	83	0	0	257	0	257
GOVERNOR SQUARE	R	FS 343	GA02	747	GA		238	238	0	0	569	0	569
GREATER HISTORIC DISTRICT							149	119	26	4	388	13	401
MAGRUDER'S ADDITION		FT 342	GA01	514	SFD		8	8	0	0	26	0	26
REALTY PARK		FT 342	GA01	514	SFD		55	51	3	1	166	3	170
RUSSELL & BROOKES ADDITION		FT 562	GA01	514	SFD		54	30	22	2	98	7	104
RUSSELL & BROOKES ADDITION APT HC	R	FT 562	GA01	514	GA		1	1	0	0	2	0	2
WALKER'S ADDITION		FT 562	GA01	514	SFD		31	29	1	1	95	3	98
GROVE PARK (Q O CLUSTERS)	R	FT 122	GA05	410	GA		684	679	5	0	1,624	0	1,624
HIDDEN CREEK							867	867	0	0	2,379	0	2,379
LAND BAY I	H	FT563	GA04	512	SFD		22	22	0	0	72	0	72
LAND BAY I	H	FT 563	GA04	512	TH		57	57	0	0	177	0	177
LAND BAY II	H	FT563	GA04	512	SFD		31	31	0	0	101	0	101
GLEN AT HIDDEN CREEK (LAND BAY III)	H	FT563	GA04	512	SFD		16	16	0	0	52	0	52
GLEN AT HIDDEN CREEK (LAND BAY III)	H	FT 563	GA04	512	TH		325	325	0	0	1,007	0	1,007
GLEN AT HIDDEN CREEK (LAND BAY III)	C	FT563	GA04	512	SC		116	116	0	0	253	0	253
HIDDEN CREEK APT HOMES (SUMMIT C)	R	FT 563	GA04	512	GA		300	300	0	0	718	0	718
HUNT CLUB APARTMENTS	R	FT 343	GA04	479	GA		336	336	0	0	804	0	804
HUNTER'S TRACE		FT 121	GA05	409	SFD		33	33	0	0	108	0	108
IZAAK WALTON LEAGUE	R	FS 342	GA02	749	SFD		0	0	0	0	0	0	0
KENTLANDS							2,791	2,168	13	610	5,454	911	6,365
BEACON PLACE APTS	R	FS 123	GA03	750	GA		240	240	0	0	574	0	574
COPPERFIELD CROSSING I (K-989)	C	ES 562	GA03	750	GC		56	56	0	0	96	0	96
COPPERFIELD CROSSING II	C	ES 563	GA03	407	GC		28	28	0	0	48	0	48
GATEHOUSE NEIGHBORHOOD	H	ES 562	GA03	407	SFD		172	172	0	0	561	0	561
GATEHOUSE NEIGHBORHOOD	H	ES 562	GA03	407	TH		46	46	0	0	143	0	143

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							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
GATEHOUSE NEIGHBORHOOD LIVE/WORK	H	ES 562	GA03	407	GA		1	1	0	0	2	0	2
GATEHOUSE NBRHD URBAN COTTAGES	R	ES 562	GA03	407	GA		11	11	0	0	26	0	26
HILL DISTRICT	H	ES 563	GA03	407	SFD		196	196	0	0	640	0	640
HILL DISTRICT	H	ES 563	GA03	407	TH		98	98	0	0	304	0	304
HILL DISTRICT URBAN COTTAGES	R	ES 563	GA03	407	GA		6	6	0	0	14	0	14
KENTLANDS APARTMENTS, PHASE 1	R	FS 123	GA03	750	HRA		271	0	0	271	0	405	405
KENTLANDS APARTMENTS, PHASE 2	R	FS 123	GA03	750	HRA		94	0	0	94	0	140	140
KENTLANDS II (MIDTOWN SEC 4/BOZZUTO)	C	FS 123	GA03	750	SC		30	30	0	0	65	0	65
KENTLANDS MANOR (FOUNTAIN GLEN/CROSS GREEN)	R	ES 563	GA03	750	GA	SR	206	206	0	0	493	0	493
KENTLANDS RIDGE (HILL DISTRICT I-K-9)	C	ES 563	GA03	407	SFD		2	2	0	0	7	0	7
KENTLANDS RIDGE (HILL DISTRICT I-K-9)	C	ES 563	GA03	407	TH		4	4	0	0	12	0	12
KENTLANDS RIDGE (HILL DISTRICT I-K-9)	C	ES 563	GA03	407	GC		84	84	0	0	144	0	144
KENTLANDS VIEW (K-979)	H	ES 563	GA03	407	TH		51	51	0	0	158	0	158
KENTLANDS VIEW (K-979)	C	ES 563	GA03	407	GC		60	60	0	0	103	0	103
LAKE DISTRICT (LOWER)	H	ES 563	GA03	407	SFD		16	16	0	0	52	0	52
LAKE DISTRICT (LOWER) URBAN COTTAGES	R	ES 563	GA03	407	GA		4	4	0	0	10	0	10
MARKET SQUARE REDVLPMENT, PHASE 1	R	FS 123	GA03	750	HRA		245	0	0	245	0	366	366
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 563	GA03	407	SFD		64	64	0	0	209	0	209
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 562	GA03	407	TH		21	21	0	0	65	0	65
UPPER/MIDDLE LAKE DIST URBAN COTTAGES	R	ES 563	GA03	407	GA		2	2	0	0	5	0	5
MIDTOWN	H	ES 563	GA03	750	SFD		31	31	0	0	101	0	101
MIDTOWN	H	ES 563	GA03	750	TH		71	71	0	0	220	0	220
MIDTOWN, PHASE II LIVE/WORKS	H	ES 563	GA03	750	GA		49	36	13	0	86	0	86
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	GA03	750	SC		70	70	0	0	152	0	152
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	GA03	750	GC		109	109	0	0	187	0	187
MIDTOWN URBAN COTTAGES	R	ES 563	GA03	750	GA		4	4	0	0	10	0	10
OLD FARM NEIGHBORHOOD	H	ES 563	GA03	750	SFD		36	36	0	0	118	0	118
OLD FARM NEIGHBORHOOD	H	ES 562	GA03	750	TH		30	30	0	0	93	0	93
OLD FARM NEIGHBORHOOD LIVE/WORKS	H	ES 562	GA03	750	GA		1	1	0	0	2	0	2
OLD FARM NBRHD URBAN COTTAGES	R	ES 562	GA03	750	GA		11	11	0	0	26	0	26
THE COLONNADE AT KENTLANDS	C	FS 123	GA03	750	GC		307	307	0	0	527	0	527
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	GA03	407	SFD		29	29	0	0	95	0	95
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	GA03	407	TH		31	31	0	0	96	0	96
TSCHIFFELY SQ RD DIST URBAN COTTAGES	R	FS 123	GA03	407	GA		4	4	0	0	10	0	10
LAKELANDS							1,626	1,625	1	0	4,528	0	4,528
COURTS OF DEVON (PHASE 1 SECTION 1)	R	FS 122	GA03	750	GA		253	253	0	0	605	0	605
CROSS GREEN AT LAKELANDS (PH I SEC 1)	C	FS 122	GA03	750	SC		58	58	0	0	126	0	126
HEATHWALK AT LAKELANDS (PH I SEC 1)	C	FS 122	GA03	750	SC		28	28	0	0	61	0	61
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	GA02	748	SFD		56	56	0	0	183	0	183
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	GA02	748	GC		159	159	0	0	273	0	273
MAIN STREET AT LAKELANDS (PH I SEC 1)	C	FS 122	GA03	750	SC		68	68	0	0	148	0	148
MARKET ST AT LAKELANDS (PH I SEC 1)	C	FS 122	GA03	750	SC		48	48	0	0	105	0	105
PHASE I SECTION 1	H	FS 122	GA03	750	SFD		17	17	0	0	55	0	55
PHASE I SECTION 1	H	FS 122	GA03	750	TH		92	92	0	0	285	0	285
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	GA03	750	GA		16	15	1	0	36	0	36
PHASE I SECTION 2	H	FS 122	GA03	750	SFD		194	194	0	0	633	0	633
PHASE I SECTION 2	H	FS 122	GA03	750	TH		105	105	0	0	325	0	325
PHASE I SECTION 2 URBAN COTTAGES	R	FS 122	GA03	750	GA		2	2	0	0	5	0	5
PHASE I SECTION 2 LIVE/WORK (GEN ST)	H	FS 122	GA03	750	GA		1	1	0	0	2	0	2
PHASE II SECTION 1	H	FS 122	GA03	750	SFD		54	54	0	0	176	0	176
PHASE II SECTION 1	H	FS 122	GA03	750	TH		59	59	0	0	183	0	183
PHASE II SECTION 2	H	FS 122	GA03	750	SFD		103	103	0	0	336	0	336
PHASE II SECTION 2	H	FS 122	GA03	750	TH		147	147	0	0	455	0	455
PHASE III SECTION 1	H	FS 122	GA03	750	SFD		51	51	0	0	166	0	166
PHASE III SECTION 1	H	FS 122	GA03	750	TH		41	41	0	0	127	0	127
PHASE III SECTION 2 (LANE IN THE WOODS)	H	FS 122	GA03	750	SFD		61	61	0	0	199	0	199
PHASE III SECTION 2 URBAN COTTAGES	R	FS 122	GA03	750	GA		1	1	0	0	2	0	2
PHASE III SECTION 3 (LANE IN THE WOODS)	H	FS 122	GA03	750	SFD		12	12	0	0	39	0	39
LONGDRAFT ROAD							35	35	0	0	114	0	114

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SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (\$)		
							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
JOAN'S HILL	H	FT 122	GA05	413	SFD		8	8	0	0	26	0	26
LEAFY OVERLOOK (GOLDEN POST LA)		FT 122	GA05	409	SFD		3	3	0	0	10	0	10
LONGDRAFT OAKS		FT 123	GA05	413	SFD		12	12	0	0	39	0	39
SENECA RIDGE		ET 561	GA05	409	SFD		12	12	0	0	39	0	39
MAPLE HILL (JACKSON PROPERTY/HABITAT)	H	FT 563	GA04	512	TH	IR	19	19	0	0	59	0	59
MEEM'S ADDITION							50	47	3	0	152	0	152
MEEM'S ADDITION SINGLE FAMILIES		FT 341	GA01	744	SFD		42	39	3	0	127	0	127
MEEM'S ADDITION DUPLEXES		FT 341	GA01	744	TH		8	8	0	0	25	0	25
MISSION HILLS	H	FS 341	GA02	751	SFD		52	52	0	0	170	0	170
MONTGOMERY MEADOWS							458	458	0	0	1,419	0	1,419
SECTION I	H	FT 343	GA04	479	TH		158	158	0	0	489	0	489
SECTION II PHASE I	H	FU 341	GA04	479	TH		119	119	0	0	369	0	369
SECTION II PHASE 2	H	FU 341	GA04	479	TH		88	88	0	0	273	0	273
LAKEFOREST GLEN (SECTION II PHASE 3)	H	FU 341	GA04	479	TH		93	93	0	0	288	0	288
NEWPORT ESTATES							291	291	0	0	902	0	902
SECTION I	C	FT 562	GA04	516	TH		54	54	0	0	167	0	167
SECTION II	C	FT 562	GA04	516	TH		103	103	0	0	319	0	319
SECTION III	C	FT 562	GA04	516	TH		134	134	0	0	415	0	415
NORTH FREDERICK AVENUE							761	759	2	0	1,601	0	1,601
DALAMAR APTS	R	FT 342	GA01	482	GA		120	120	0	0	287	0	287
FOREST OAK TOWER	R	FT 342	GA01	514	HRA	I/SR	175	175	0	0	261	0	261
FREESTATE APTS	R	FT 342	GA01	482	GA		16	16	0	0	38	0	38
MATTRESS DISCOUNTERS (101 N FRED AVE)	R	FT 342	GA01	514	GA		2	2	0	0	5	0	5
N FREDERICK AVE APTS (MHP) (SCHNEIDER)	R	FT 342	GA01	514	GA	IR	33	33	0	0	79	0	79
POINT AT WATKINS MILL (WATKINS STATION)	R	FT 343	GA04	479	GA		210	208	2	0	498	0	498
SENECA HEIGHTS FAMILIES		FT 561	GA04	479	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		FT 562	GA04	479	GQ	IR	41	41	0	0	41	0	41
WHETSTONE APTS	R	FT 342	GA01	514	GA		102	102	0	0	244	0	244
WOODLAWN PARK (MHP)	R	FT 342	GA01	514	GA	IR	45	45	0	0	108	0	108
OAKMONT (LOTS 1,2,7,9,11,13,15,17, BLOCK 2)		FT 561	GA01	515	SFD		8	3	0	5	10	16	26
OBSERVATORY / BROWN'S							370	355	6	6	1,052	20	1,071
BROWN'S ADDITION		FT 341	GA01	743	SFD		181	173	2	3	565	10	574
BROWN'S ADDITION TOWNHOUSES		FT 341	GA01	743	TH		3	3	0	0	9	0	9
DE SELSUM HOUSE		FT 561	GA01	743	GQ		4	4	0	0	4	0	4
LILAC GARDENS CONDOS	C	FT 341	GA01	743	GC		31	31	0	0	53	0	53
LONDONDERRY/WATER ST	D	FT 341	GA01	743	SFD		18	18	0	0	59	0	59
OBSERVATORY HEIGHTS		FT 341	GA01	743	SFD		64	61	0	3	199	10	209
OBSV HTS APT HOUSES (2 CEDAR, 12 GEORGE)	R	FT 341	GA01	743	GA		4	4	0	0	10	0	10
OBSV HTS ROOMING HOUSE (11 DESELL)	R	FT 561	GA01	743	GQ		5	5	0	0	5	0	5
SAINT MARTIN'S CONVENT		FT 341	GA01	743	GQ		4	4	0	0	4	0	4
SAINT MARTIN'S PARISH		FT 561	GA01	743	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	FT 341	GA01	743	TH		11	11	0	0	34	0	34
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	GA01	743	SFD		11	11	0	0	36	0	36
SUMMIT HALL APTS	R	FT 341	GA01	743	GA		22	22	0	0	53	0	53
SUMMIT HALL (DeSELLUM)		FT 561	GA01	743	SFD		7	5	2	0	16	0	16
SUMMIT PARK		FT 561	GA01	743	SFD		3	1	2	0	3	0	3
OLD CARRIAGE HILL (WILD FOREST DR)	H	FT 343	GA04	479	TH		39	39	0	0	121	0	121
OLDE TOWNE							2,706	2,388	18	248	5,442	495	5,937
214 BROOKES AVE APTS (SEIDL)	R	FT 562	GA01	514	GA		12	12	0	0	29	0	29
315 EAST DIAMOND AVE (FISHMAN)	R	FT 562	GA04	513	HRA		109	0	0	109	0	163	163
ARCHSTONE GAITHERSBURG STATION	R	FT 562	GA04	513	GA		400	400	0	0	957	0	957
BROOKE MANOR APTS	R	FT 562	GA01	514	GA		11	11	0	0	26	0	26
CAROLANN COURTS (TRENTO PL)	C	FT 562	GA04	513	TH		24	24	0	0	74	0	74
CEDAR COURT	R	FT 562	GA01	515	HRA		79	79	0	0	118	0	118
CRESTWOOD TERRACE	R	FT 562	GA04	513	GA		108	108	0	0	258	0	258
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R	FT 561	GA01	515	HRA	IR	199	199	0	0	297	0	297
DIAMOND ACRES (SEIDL) [*]	R	FT 341	GA01	743	GA		35	35	0	-35	84	-84	0
DIAMOND HOUSE APTS [*]	R	FT 341	GA01	743	GA		17	17	0	-17	41	-41	0
DIAMOND OAK CONDOS (8 RUSSELL AV)	C	FT 562	GA01	514	GC		36	36	0	0	62	0	62

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							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
DIAMOND STATION	R	FT 562	GA01	514	GA		8	8	0	0	19	0	19
DIAMOND TAK (IRVINGTON FARMS/KIN	R	FT 562	GA01	514	GA		9	9	0	0	22	0	22
EAST DIAMOND AVE (400 BLOCK)		FT 562	GA04	513	SFD		21	4	17	0	13	0	13
EAST DIAMOND AVE (600 BLOCK)	R	FT 562	GA01	516	SFD		1	1	0	0	3	0	3
FOREST OAK APTS	R	FT 562	GA01	514	GA		11	11	0	0	26	0	26
LAR-KEN APTS	R	FT 562	GA04	513	GA		44	44	0	0	105	0	105
LEE AVENUE DUPLEXES		FT 562	GA01	514	TH		4	4	0	0	12	0	12
LYNN-BROOKE APTS (NAGEL)	R	FT 562	GA01	514	GA		8	8	0	0	19	0	19
MADDOX ADDITION (20 S SUMMIT AVE)		FT 562	GA01	515	SFD		1	1	0	0	3	0	3
OAKS AT OLDE TOWNE	R	FT 341	GA01	482	GA	I/SR	72	72	0	0	172	0	172
PARK STATION	R	FT 561	GA01	514	GA		385	385	0	0	921	0	921
RESIDENCES AT OLDE TOWNE [*]	R	FT 341	GA01	743	GA		191	0	0	191	0	457	457
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	GA04	513	GA		204	204	0	0	488	0	488
STREAMSIDE EAST (N407)	R	FT 562	GA04	513	GA		237	237	0	0	567	0	567
STREAMSIDE WEST (N467)	R	FT 562	GA04	513	GA		182	182	0	0	435	0	435
SUMMIT CREST	R	FT 562	GA04	513	GA		233	232	1	0	555	0	555
SUMMIT CROSSING (BOZZUTO) COTTAG	C	FT 562	GA01	514	TH		9	9	0	0	28	0	28
SUMMIT CROSSING (BOZZUTO) 2/2 CONI	C	FT 562	GA01	514	SC		36	36	0	0	78	0	78
WELLS-ROBERTSON HOUSE		FT 561	GA01	515	GQ	IR	14	14	0	0	14	0	14
YOUNG APTS (KING II)	R	FT 562	GA01	514	GA		6	6	0	0	14	0	14
ORCHARD GLEN (ORCHARD RIDGE)	H	ES 563	GA05	750	TH		33	33	0	0	102	0	102
ORCHARD PLACE	H	FT 121	GA05	411	TH		156	156	0	0	483	0	483
THE ORCHARDS	H	ES 562	GA03	407	TH		166	166	0	0	514	0	514
PARK SUMMIT							395	395	0	0	1,124	0	1,124
PARK SUMMIT	H	FS 343	GA02	747	TH		323	323	0	0	1,001	0	1,001
PARK SUMMIT CONDOMINIUMS	C	FS 343	GA02	747	GC		72	72	0	0	124	0	124
PHEASANT RUN							307	307	0	0	991	0	991
ORCHARD HILLS	H	FT 122	GA05	410	SFD		91	91	0	0	297	0	297
PHEASANT RUN	H	FT 122	GA05	410	SFD		152	152	0	0	496	0	496
PHEASANT RUN (DUPLEXES)	H	FT 122	GA05	410	TH		64	64	0	0	198	0	198
POTOMAC OAKS (DIAMOND FARMS)	C	FT 121	GA05	411	GC		540	539	1	0	925	0	925
QUINCE ORCHARD PARK							587	582	5	0	1,711	0	1,711
PHASE I	H	FS 123	GA03	749	SFD		92	92	0	0	300	0	300
PHASE I	H	FS 123	GA03	749	TH		110	110	0	0	341	0	341
PHASE II	H	FS 123	GA03	749	SFD		97	97	0	0	317	0	317
PHASE II	H	FS 123	GA03	749	TH		95	95	0	0	294	0	294
PHASE II (2 OVER 2 CONDOS)	C	FS 123	GA03	749	SC		110	105	5	0	229	0	229
VISTAS DETACHED	H	FS 123	GA03	749	SFD		13	13	0	0	42	0	42
VISTAS TOWNHOUSES	H	FS 123	GA03	749	TH		38	38	0	0	118	0	118
VISTAS 2/2 CONDOS	C	FS 123	GA03	749	SC		32	32	0	0	70	0	70
RASHIDIAN ESTATES [*]	H	FT 121	GA01	515	SFD		4	1	0	3	3	10	13
REDA SQUARE	H	ET 561	GA05	409	SFD		68	68	0	0	222	0	222
ROSEMONT		FS 563	GA01	740	SFD		51	51	0	0	166	0	166
SAYBROOKE							730	730	0	0	2,163	0	2,163
SAYBROOKE APTS	R	GT 122	GA04	512	GA		252	252	0	0	603	0	603
SAYBROOKE II	H	FT 562	GA04	512	SFD		143	143	0	0	467	0	467
SAYBROOKE IV	H	GT 122	GA04	512	SFD		18	18	0	0	59	0	59
SAYBROOKE VILLAGE	H	GT 122	GA04	512	SFD		317	317	0	0	1,035	0	1,035
SENECA MEWS (DIAMOND PROPERTY)							31	31	0	0	96	0	96
DIAMOND HOUSE	H	FT 122	GA05	410	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES	H	FT 122	GA05	410	TH		30	30	0	0	93	0	93
SHADY GROVE VILLAGE							655	655	0	0	1,911	0	1,911
FIELDS OF GAITHERSBURG (LAKEWOOD	R	FS 342	GA02	747	GA	IR	168	168	0	0	402	0	402
SHADY GROVE VILLAGE I PAR B	H	FS 342	GA02	747	TH		177	177	0	0	548	0	548
SHADY GROVE VILLAGE II PAR 2	C	FS 342	GA02	747	TH		122	122	0	0	378	0	378
SHADY GROVE VILLAGE II PAR 3	C	FS 342	GA02	747	TH		108	108	0	0	335	0	335
SHADY GROVE VILLAGE III SEC.2	H	FS 342	GA02	747	TH		80	80	0	0	248	0	248
SOUTH FREDERICK AVENUE							957	688	93	176	1,649	421	2,070
CHELSEA APTS (EXECUTIVE GARDENS)	R	FT 561	GA01	743	GA		87	87	0	0	208	0	208

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							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
FLOWERS APTS (WAYNE GARDENS)	R	FT 561	GA01	515	GA		32	32	0	0	77	0	77
GAITHER HOUSE APTS	R	FT 561	GA01	515	GA		95	95	0	0	227	0	227
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R	FS 563	GA01	740	GA	I,SR	140	140	0	0	335	0	335
LAKESIDE APTS	R	FT 561	GA01	515	GA		45	45	0	0	108	0	108
LANIGAN APTS	R	FT 561	GA01	515	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE APTS	R	FT 561	GA01	515	GA		50	50	0	0	120	0	120
MONTGOMERY PARK APTS (DEER PARK)	R	FT 561	GA01	515	GA		40	38	2	0	91	0	91
ROSEDALE APTS	R	FS 563	GA01	740	GA		193	192	1	0	459	0	459
SUITES 355 [*] (EXECUTIVE GARDENS)	R	FT 561	GA01	743	GA		263	0	87	176	0	421	421
SUMMIT HALL FARM (BOHRER PARK)	R	FT 561	GA01	743	SFD		1	1	0	0	3	0	3
200 & 500 BLOCK (ODD) [2]		FT 561	GA01	515	SFD		4	1	3	0	3	0	3
600 BLOCK (ODD) [3]		FT 562	GA01	740	SFD		2	2	0	0	7	0	7
THE SPECTRUM AT WATKINS MILL (CASEY EAST)							669	465	0	204	896	488	1,384
PARAMOUNT EAST (230 SPECTRUM AVE)	R	FT 343	GA04	480	GA		114	114	0	0	273	0	273
PARAMOUNT WEST (231 SPECTRUM AVE)	R	FT 343	GA04	480	GA		110	110	0	0	263	0	263
THE MAJESTIC	R	FT 343	GA04	480	HRA		241	241	0	0	360	0	360
THE MAJESTIC (APPROVED/UNBUILT)	R	FT 343	GA04	480	GA		46	0	0	46	0	110	110
AGE-RESTRICTED MULTIFAMILY	R	FT 343	GA04	480	GA	AR	158	0	0	158	0	378	378
THOMAS ADDITION (W DIAMOND AVE) [*]		FT 341	GA01	744	SFD		2	0	0	2	0	7	7
TIMBERBROOK	C	FS 342	GA02	748	GC		168	168	0	0	288	0	288
VILLA RIDGE (VICTORY FARM)	C	FT 562	GA04	513	GC		418	418	0	0	718	0	718
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	GA04	479	GC		270	270	0	0	464	0	464
WARTHER							494	494	0	0	1,433	0	1,433
GREENS OF WARTHER	C	FS 342	GA02	752	TH		53	53	0	0	164	0	164
GREENS OF WARTHER (PIGGYBACKS)	C	FS 342	GA02	752	SC		106	106	0	0	231	0	231
TOWNS OF WARTHER	H	FS 342	GA02	752	TH		131	131	0	0	406	0	406
WASHINGTONIAN TOWNS	H	FS 342	GA02	752	TH		204	204	0	0	632	0	632
WASHINGTONIAN CENTER							758	448	0	310	802	463	1,265
CAMDEN AT WASHINGTONIAN CENTER	R	FS 342	GA02	741	HRA		365	365	0	0	545	0	545
GATEWAY PARK AT WASHINGTONIAN C	H	FS 342	GA02	741	TH		83	83	0	0	257	0	257
WASH. NORTH SENIOR - INDPNDT. LIVIN	R	FS 342	GA02	741	HRA		198	0	0	198	0	296	296
WASH. NORTH SENIOR - ASSISTED LIVIN	R	FS 342	GA02	741	HRA		89	0	0	89	0	133	133
WASH. NORTH SENIOR - MEMORY CARE	R	FS 342	GA02	741	HRA		23	0	0	23	0	34	34
WASHINGTONIAN VILLAGE (CRESTFIELD)	D	FS 342	GA02	747	SFD		90	90	0	0	294	0	294
WASHINGTONIAN WOODS							576	576	0	0	1,571	0	1,571
SECTION 1	H	FT 121	GA02	751	SFD		37	37	0	0	121	0	121
SECTION 2	H	FT 121	GA02	751	SFD		51	51	0	0	166	0	166
SECTION 4	H	FT 121	GA02	751	SFD		43	43	0	0	140	0	140
SECTION 5	H	FT 121	GA02	751	SFD		44	44	0	0	144	0	144
SECTION 6	H	FT 121	GA02	751	SFD		82	82	0	0	268	0	268
SECTION 7	H	FT 121	GA02	751	SFD		44	44	0	0	144	0	144
SECTION 8	H	FT 121	GA02	751	SFD		49	49	0	0	160	0	160
SECTION 10	H	FT 121	GA02	751	SFD		26	26	0	0	85	0	85
OAKS AT WASHINGTONIAN WOODS (SEC	C	FS 122	GA02	751	GC		48	48	0	0	82	0	82
VISTAS AT WASHINGTNIAN WOODS (SEC	C	FS 122	GA02	751	GC		152	152	0	0	261	0	261
WATKINS MILL RD		FU 341	GA04	479	SFD		3	2	0	1	7	3	10
WATKINS MILL TOWN CENTER (CASEY WEST)							1,085	454	0	631	1,291	1,042	2,333
PARKLANDS - DETACHED HOUSES/COTT	H	FT 122	GA05	413	SFD		94	93	0	1	304	3	307
PARKLANDS - TOWNHOUSES	H	FT 122	GA05	413	TH		180	180	0	0	558	0	558
PARKLANDS - UPTOWN ST 24' TOWNHOU	H	FT 122	GA05	413	TH		20	20	0	0	62	0	62
DEVLIN PROPERTY	H	FT 122	GA05	413	TH		19	19	0	0	59	0	59
TOWN CENTER THs (URBAN AVE) [*]	H	FT 122	GA05	413	TH		37	0	0	37	0	115	115
PARKLANDS - 2/2 CONDO TOWNHOUSES	C	FT 122	GA05	413	SC		142	142	0	0	309	0	309
HIGH-RISE CONDOS [*]	C	FT 122	GA05	413	HRC		593	0	0	593	0	924	924
WEST DEER PARK							606	606	0	0	1,489	0	1,489
17 BARCLAY APTS (HIGHLAND SQ/FAIRF	R	FT 561	GA01	743	GA		315	315	0	0	753	0	753
AMBER COMMONS (W DEER PARK APTS	R	FS 563	GA01	743	GA	AH	198	198	0	0	474	0	474
CASEY TOWNHOUSES (RENTALS)	R	FS 563	GA01	743	TH		12	12	0	0	37	0	37

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
ESTIMATES BY SUBDIVISION

NOTE: A MAP OF THE SUBDIVISIONS IN THE CITY OF GAITHERSBURG IS AVAILABLE AT:

<https://www.gaithersburgmd.gov/home/showdocument?id=2986>

SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/R SR	ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
							UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SUMMIT HALL RESERVE TOWNHOUSES	H	FT 561	GA01	743	TH		53	53	0	0	164	0	164
SUMMIT HALL RESERVE 2/2 CONDOS	C	FT 561	GA01	743	SC		28	28	0	0	61	0	61
WEST RIDING		FT 121	GA05	409	SFD		105	105	0	0	343	0	343
WESTLEIGH	H	FS 121	GA02	751	SFD		192	192	0	0	627	0	627
WHETSTONE RUN	H	FT 562	GA04	512	SFD		86	86	0	0	281	0	281
WINDBROOKE CONDOS	C	FU 341	GA04	479	GC		130	130	0	0	223	0	223
WOODLAND HILLS	H	FT 343	GA04	479	TH		258	258	0	0	799	0	799
WOODS AT MUDDY BR. (THE WOODLANDS)	H	FS 121	GA02	751	SFD		71	71	0	0	232	0	232
TOTALS							31,121	27,442	342	3,679	70,036	7,113	77,149

NOTE: Subdivision section/phase figures may not add to subdivision totals, due to rounding.

(‡) Population estimates are for actual occupied housing units and have been adjusted for vacancy rates.

[*] Estimate only; Development approvals have expired or are preliminary - dwelling units are unlikely to be completed in the near future.

[1] Includes the 300-400 Blocks of South Frederick Avenue and portions of Peony Drive, Oakton Road, Hutton Street, Gaither Street, and East Deer Park Drive.

[2] Includes Saint Martin's Parish and 525, 529, and 539 South Frederick Avenue.

[3] Includes 605 and 607 South Frederick Avenue.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
INCOME-RESTRICTED HOUSING

INCOME-RESTRICTED HOUSING FACILITY	H C R	COG TAZ	UNIT TYPE	A/R SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
17 BARCLAY APTS (HIGHLAND SQ) - MPDU	R	743	GA	IM	47	47	0	0	112	0	112
315 EAST DIAMOND AVE (FISHMAN) - MPDU	R	513	GA	IM	53	0	0	53	0	127	127
THE CHASE AT QUINCE ORCHARD - MPDU	H	406	TH	IM	8	0	0	8	0	25	25
THE CHASE AT QUINCE ORCHARD - WFHU	H	406	TH	IW	8	0	0	8	0	25	25
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R	515	GA	IR	199	199	0	0	476	0	476
CROWN - N1 CADENCE (BOZZUTO) - MPDU	R	732	GA	IM	73	73	0	0	175	0	175
CROWN - NBRHD 1 PHASE 2 APTS - MPDU	R	732	GA	IM	27	0	0	27	0	65	65
CROWN - NBRHD 1 TOWNS - MPDU	H	732	TH	IM	6	6	0	0	19	0	19
CROWN - NBRHD 1 2/2 CONDOS - MPDU	C	732	GC	IM	6	6	0	0	10	0	10
CROWN - NBRHD 2 TOWNS - MPDU	H	732	TH	IM	23	23	0	0	71	0	71
CROWN - NBRHD 3 TOWNS - MPDU	H	732	TH	IM	14	0	0	14	0	43	43
CROWN - NBRHD 3 2/2 CONDOS - MPDU	C	732	GC	IM	8	6	0	2	10	3	14
CROWN - NBRHD 3 CONDOS - MPDU	C	732	GC	IM	4	4	0	0	7	0	7
CROWN - NBRHD 5 APARTMENTS - MPDU	R	732	HRA	IM	42	0	0	42	0	63	63
DIAMOND SQUARE APTS	R	412	HRA	IR	124	124	0	0	185	0	185
FIELDS OF GAITHERSBURG	R	747	GA	IR	168	168	0	0	402	0	402
FOREST OAK TOWER	R	514	HRA	IR/SR	175	175	0	0	261	0	261
THE GATEWAY (ORCHARD POND) - MPDU	R	413	GA	IM	75	75	0	0	179	0	179
THE GATEWAY (ORCHARD POND) - WFHU	R	413	GA	IM	56	56	0	0	134	0	134
HIDDEN CREEK APTS - MPDU	R	512	GA	IM	45	45	0	0	108	0	108
HILLSIDE SENIOR LIVING - MPDU	R	740	GA	IM/SR	21	21	0	0	50	0	50
HILLSIDE SENIOR LIVING - TAX CREDIT FIN	R	740	GA	IR/SR	119	119	0	0	285	0	285
KENTLANDS APARTMENTS, PH 1 - MPDU	R	750	HRA	IM	41	0	0	41	0	61	61
KENTLANDS APARTMENTS, PH 2 - MPDU	R	750	HRA	IM	15	0	0	15	0	22	22
KENTLANDS MARKET SQUARE, PH 1 - MPDU	R	750	HRA	IM	37	0	0	37	0	55	55
MAPLE HILL (HABITAT FOR HUMANITY)	H	512	TH	IR	19	19	0	0	59	0	59
N FREDERICK AVE APTS (MHP) (SCHNEIDER)	R	514	GA	IR	33	33	0	0	79	0	79
OAKS AT OLDE TOWNE	R	482	GA	IR/SR	72	72	0	0	172	0	172
SPECTRUM - PARAMOUNT EAST - MPDU	R	480	GA	IM	14	14	0	0	33	0	33
SPECTRUM - PARAMOUNT EAST - WFHU	R	480	GA	IW	15	15	0	0	36	0	36
SPECTRUM - PARAMOUNT WEST - WFHU	R	480	GA	IW	10	10	0	0	24	0	24
SPECTRUM - THE MAJESTIC - MPDU	R	480	GA	IM	16	16	0	0	38	0	38
SPECTRUM - THE MAJESTIC - WFHU	R	480	GA	IW	27	27	0	0	65	0	65
SENECA HEIGHTS FAMILIES		479	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		479	GQ	IR	40	40	0	0	40	0	40
SUMMIT HALL RESERVE TOWNS - MPDU	H	743	TH	IM	2	2	0	0	6	0	6
SUMMIT HALL RESERVE TOWNS - WFHU	H	743	TH	IW	6	6	0	0	19	0	19
SUMMIT HALL RESERVE 2/2 CONDOS - MPDU	C	743	GC	IM	4	4	0	0	7	0	7
WASHINGTONIAN NORTH (CAMDEN) - MPDU	R	741	GA	IM	55	55	0	0	132	0	132
WASHINGTONIAN NORTH IND. LIV. - MPDU	R	741	GA	IM/SR	30	0	0	30	0	72	72
WASHINGTONIAN NORTH ASSIST. LIV. - MPDU	R	741	GA	IM/SR	14	0	0	14	0	33	33
WASHINGTONIAN NORTH MEM. CARE - MPDU	R	741	GA	IM/SR	3	0	0	3	0	7	7
WOODLAWN PARK (MHP)	R	514	GA	IR	44	44	0	0	105	0	105
TOTALS					1,815	1,521	0	294	3,340	602	3,941
<i>Percent of City Total - All Dwelling Units</i>					<i>5.90%</i>	<i>5.62%</i>		<i>7.99%</i>	<i>4.75%</i>	<i>8.43%</i>	<i>5.09%</i>
<i>Percent of City Total - Rental Units Only</i>					<i>12.63%</i>	<i>13.18%</i>		<i>7.12%</i>	<i>4.40%</i>	<i>7.08%</i>	<i>4.65%</i>

Income Restricted (IR): Rental dwelling unit, available for households that meet income eligibility requirements established by a government-backed financing agreement

MPDU (IM): Moderately-priced rental dwelling unit, available for households with an income between 50% and 80% of the area median income

WFHU (IW): Workforce housing unit, available for households with an income between 80% and 120% of the area median income

Note: MPDU and WFHU units are included in the total units shown in the Subdivision summary table.

NOTE: Individual figures may not add to totals, due to rounding.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
SENIOR / AGE-RESTRICTED HOUSING

SENIOR HOUSING FACILITY	H C	COG TAZ	UNIT TYPE	A/R SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
ASBURY SENIOR HOUSING	R	514	HRA	SR	716	716	0	0	1,069	0	1,069
ASBURY ASSISTED LIVING (KINDLEY)	R	514	HRA	SR	133	133	0	0	199	0	199
ASBURY MANOR HOMES	R	514	GA	SR	60	0	0	60	0	144	144
ASBURY NURSING HOME (WILSON)	R	514	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	514	TH	SR	43	43	0	0	133	0	133
ASBURY VILLAS (DUPLEXES)	R	514	TH	SR	74	73	1	0	226	0	226
ASBURY HOUSES (24-30 MARYLAND AVE)	R	514	SFD	SR	3	2	1	0	7	0	7
FOREST OAK TOWER	R	514	HRA	I/SR	175	175	0	0	261	0	261
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R	740	GA	IM,I/SR	140	140	0	0	335	0	335
KENTLANDS MANOR (FOUNTAIN GLEN/GAI)	R	750	GA	SR	206	206	0	0	493	0	493
OAKS AT OLDE TOWNE	R	482	GA	I/SR	72	72	0	0	172	0	172
THE SPECTRUM (CASEY EAST)	R	480	GA	AR	158	0	0	158	0	378	378
WASHINGTONIAN NORTH INDPDNT. LIVING	R	741	GA	IM/SR	198	0	0	198	0	474	474
WASHINGTONIAN NORTH ASSIST. LIVING	R	741	GA	IM/SR	89	0	0	89	0	213	213
WASHINGTONIAN NORTH MEMORY CARE	R	741	GA	IM/SR	23	0	0	23	0	55	55
TOTALS					2,375	1,845	2	528	3,179	1,263	4,442
<i>Percent of City Total</i>					<i>7.72%</i>	<i>6.81%</i>		<i>14.35%</i>	<i>4.53%</i>	<i>17.70%</i>	<i>5.74%</i>

MPDU (IM): Moderately-priced rental dwelling unit, available for households with an income between 50% and 80% of the area median income

WFHU (IW): Workforce housing unit, available for households with an income between 80% and 120% of the area median income

Note: MPDU and WFHU units are included in the total units shown in the Subdivision summary table.

NOTE: Individual figures may not add to totals, due to rounding.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
ESTIMATES OF JOBS AND NON-RESIDENTIAL FLOOR AREA

				Approximate Gross Floor Area in Square Feet						
	Jobs	Households	Jobs/HH	Office*	Retail	Restaurant	R&D	Storage**	Other ***	Total †
January 2021	47,584	25,502	1.866	5,449,486	5,354,265	645,730	2,819,730	566,929	5,647,441	19,916,652
July 2020	47,659	25,483	1.870	5,449,486	5,352,152	637,446	2,874,760	566,929	5,647,441	19,961,285
January 2020	48,422	25,471	1.901	5,874,640	5,347,211	632,436	2,874,716	566,929	5,340,107	20,069,110
July 2019	48,585	25,405	1.912	5,872,306	5,354,354	662,245	2,874,716	566,929	5,340,107	20,103,728
January 2019	48,647	25,065	1.941	5,867,962	5,357,564	659,149	2,874,241	566,929	5,430,105	20,189,021
July 2018	48,589	25,172	1.930	5,877,122	5,351,081	651,071	2,874,241	566,929	5,430,424	20,183,939
January 2018	48,957	25,172	1.945	5,873,554	5,329,638	668,344	2,791,041	566,929	5,510,837	20,173,414
July 2017	48,966	25,242	1.940	5,871,393	5,329,638	676,836	2,791,041	566,929	5,498,155	20,167,063
January 2017	48,357	23,953	2.019	5,777,620	5,129,223	671,533	2,889,570	566,929	5,460,655	19,928,601
July 2016	48,204	25,049	1.924	5,777,703	5,128,027	662,603	2,888,719	566,929	5,460,655	19,917,707
January 2016	48,151	24,737	1.947	5,770,423	5,109,574	646,462	2,888,719	566,929	5,453,293	19,868,471
July 2015	48,001	24,652	1.947	5,755,445	5,067,469	639,245	2,888,719	566,929	5,445,059	19,795,937
January 2015	47,837	24,379	1.962	5,751,478	5,032,665	624,870	2,888,719	566,929	5,445,059	19,742,791
July 2014	50,235	23,793	2.111	5,757,409	4,912,224	579,056	2,888,719	566,929	5,455,259	19,592,667
January 2014	50,260	23,695	2.121	5,780,309	4,912,224	579,056	2,888,719	566,929	5,433,259	19,593,567
July 2013	49,928	23,449	2.129	5,780,309	4,908,452	579,056	2,888,719	566,929	5,249,806	19,406,342
January 2013	49,867	23,517	2.120	5,771,414	4,902,010	579,056	2,888,719	566,929	5,243,006	19,384,205
July 2012	49,673	23,005	2.159	5,774,958	4,843,281	576,996	2,888,719	566,929	5,236,348	19,320,302
January 2012	50,335	22,857	2.202	5,729,822	4,897,014	539,723	2,861,340	566,929	5,740,804	19,768,703
July 2011	49,736	22,801	2.181	5,730,071	4,894,789	539,723	2,611,340	566,929	5,741,333	19,517,256
January 2011	49,585	22,313	2.222	5,718,989	4,897,189	545,804	2,569,779	566,929	5,717,710	19,449,471
July 2010	49,579	21,986	2.255	5,718,989	4,894,689	545,804	2,569,779	566,929	5,717,710	19,446,971
January 2010	49,586	21,932	2.261	5,718,989	4,898,691	545,804	2,569,779	566,929	5,717,710	19,450,973
July 2009	48,464	21,968	2.206	5,502,244	4,899,869	543,394	2,609,877	566,929	5,535,180	19,090,564
January 2009	48,475	21,875	2.216	5,485,935	4,971,487	543,394	2,826,596	466,929	5,370,754	19,198,166
July 2008	48,165	22,090	2.180	5,470,180	4,971,487	543,394	2,826,596	466,929	5,241,203	19,052,860

Note: Jobs figures for January 2015 to present use an adjustment factor based on the adopted MWCOG Round 9.0 forecasts.

Note: Jobs figures for July 2012 to present use the jobs per square foot factors from the 2012 Jobs Study conducted by City staff.

Note: Jobs figures for July 2008 through January 2012 were recalculated using the jobs per square foot factors from the 2012 Jobs Study.

* Includes medical office as well as general office, but excludes government, religious, and nonprofit offices.

** Includes only self-storage facilities (and does not include data centers).

*** Includes industrial, warehouse (and data centers), hotel, nonprofits, religious facilities, and government, but excludes self-storage facilities.

† Includes office, retail, restaurant, research and development, and other, but excludes self-storage facilities.

Dates in **bold italics** include annexations of land not previously within the corporate limits.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOC) TRAFFIC ANALYSIS ZONES (TAZs)*

	ALL UNIT TYPES		HOUSEHOLDS (HH)**				ESTIMATED POPULATION (POP) **					ESTIMATED JOBS ***	
MWCOG TAZ *	TOTAL UNITS	EXISTING UNITS	EXISTING SF HH	EXISTING MF HH	PIPELINE HH	FORECAST 2045 HH	HH POP.	TOTAL POP. †	PIPELINE GROWTH	PIPELINE POP.	FORECAST 2045 POP.	EXISTING JAN 2021 JOBS	FORECAST 2045 JOBS
406	106	1	1	0	102	103	3	3	327	330	327	192	195
407	1,096	1,096	872	187	0	1,060	3,218	3,227	0	3,227	3,219	621	596
408	610	610	597	0	0	597	1,890	1,895	0	1,895	1,881	17	0
409	444	444	430	0	0	430	1,449	1,454	0	1,454	1,459	206	153
410	1,022	1,017	328	612	0	979	2,712	2,720	0	2,720	2,708	960	951
411	696	695	153	507	0	793	1,409	1,413	0	1,413	1,786	2,828	3,293
412	124	124	0	112	0	122	185	186	0	186	185	1,883	1,898
413	2,607	1,565	660	812	824	3,019	4,209	4,221	1,657	5,878	7,774	2,023	7,371
479	1,762	1,759	741	881	1	1,655	4,374	4,428	3	4,431	5,331	1,943	2,081
480	669	465	0	419	184	1,080	896	898	489	1,388	2,683	4,440	7,505
481	0	0	0	0	0	0	0	0	0	0	0	1,331	1,315
482	208	208	0	187	0	1,506	498	499	0	499	3,513	2,045	2,303
483	0	0	0	0	0	0	0	0	0	0	0	2,471	2,471
512	1,746	1,746	1,048	611	0	1,686	5,021	5,035	0	5,035	4,966	415	385
513	2,214	2,087	256	1,660	98	2,201	4,895	4,910	163	5,073	5,278	1,443	2,275
514	2,359	2,264	243	1,562	61	2,192	3,978	4,275	167	4,442	4,880	2,955	3,074
515	987	966	391	489	13	934	2,368	2,394	43	2,436	2,667	877	921
516	292	292	286	0	0	696	905	907	0	907	1,854	544	554
518	0	0	0	0	0	0	0	0	0	0	0	0	0
519	0	0	0	0	0	0	0	0	0	0	0	40	792
732	2,316	1,262	440	745	977	2,228	2,695	2,703	2,125	4,828	5,878	731	1,009
740	521	520	183	299	0	367	1,394	1,398	0	1,398	1,058	2,289	2,259
741	758	448	81	329	279	431	802	804	464	1,269	1,125	5,787	9,442
743	2,503	2,034	997	910	290	2,396	5,432	5,463	775	6,239	6,519	1,767	1,838
744	52	47	46	0	2	46	152	153	7	159	153	1,219	1,217
746	1	0	0	0	0	0	0	0	0	0	0	5	5
747	2,237	2,233	1,130	974	0	2,161	6,123	6,141	0	6,141	6,097	635	603
748	777	777	440	307	0	747	1,965	1,971	0	1,971	1,955	269	256
749	587	582	433	134	0	563	1,711	1,716	0	1,716	1,649	2,870	6,400
750	3,439	2,815	1,236	1,433	549	4,185	7,363	7,384	913	8,298	10,656	4,610	4,710
751	891	891	669	188	0	857	2,599	2,606	0	2,606	2,610	27	8
752	494	494	380	104	0	479	1,433	1,437	0	1,437	1,377	11	0
758	0	0	0	0	0	0	0	0	0	0	0	132	132
TOTALS	31,518	27,442	12,040	13,462	3,379	33,511	69,676	70,241	7,134	77,375	89,585	47,584	66,011

* Includes only the portion of the TAZ within the City † Includes Group Quarters Population

** Adjusted for vacancy rates

*** Potential number of jobs based on square footage of underlying uses; does not account for seasonal or pandemic impacts

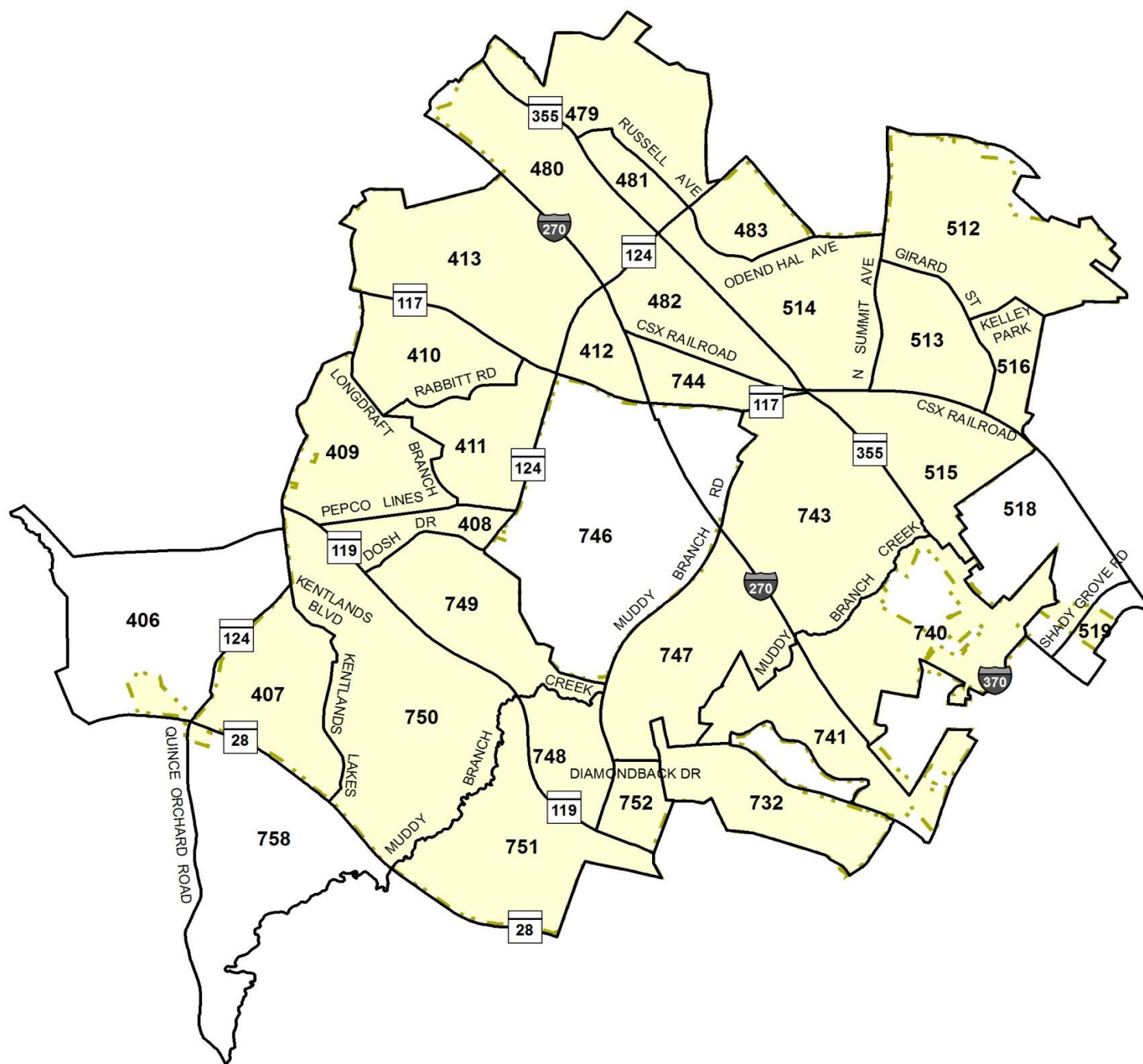
Pipeline is approved development not yet built

Forecasts are from adopted Round 9.0 MWCOC

NOTE: Individual figures may not add to totals, due to rounding.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) TRAFFIC ANALYSIS ZONES (TAZs)*

Map of Traffic Analysis Zones (TAZs)



CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
GAITHERSBURG VOTING AREAS

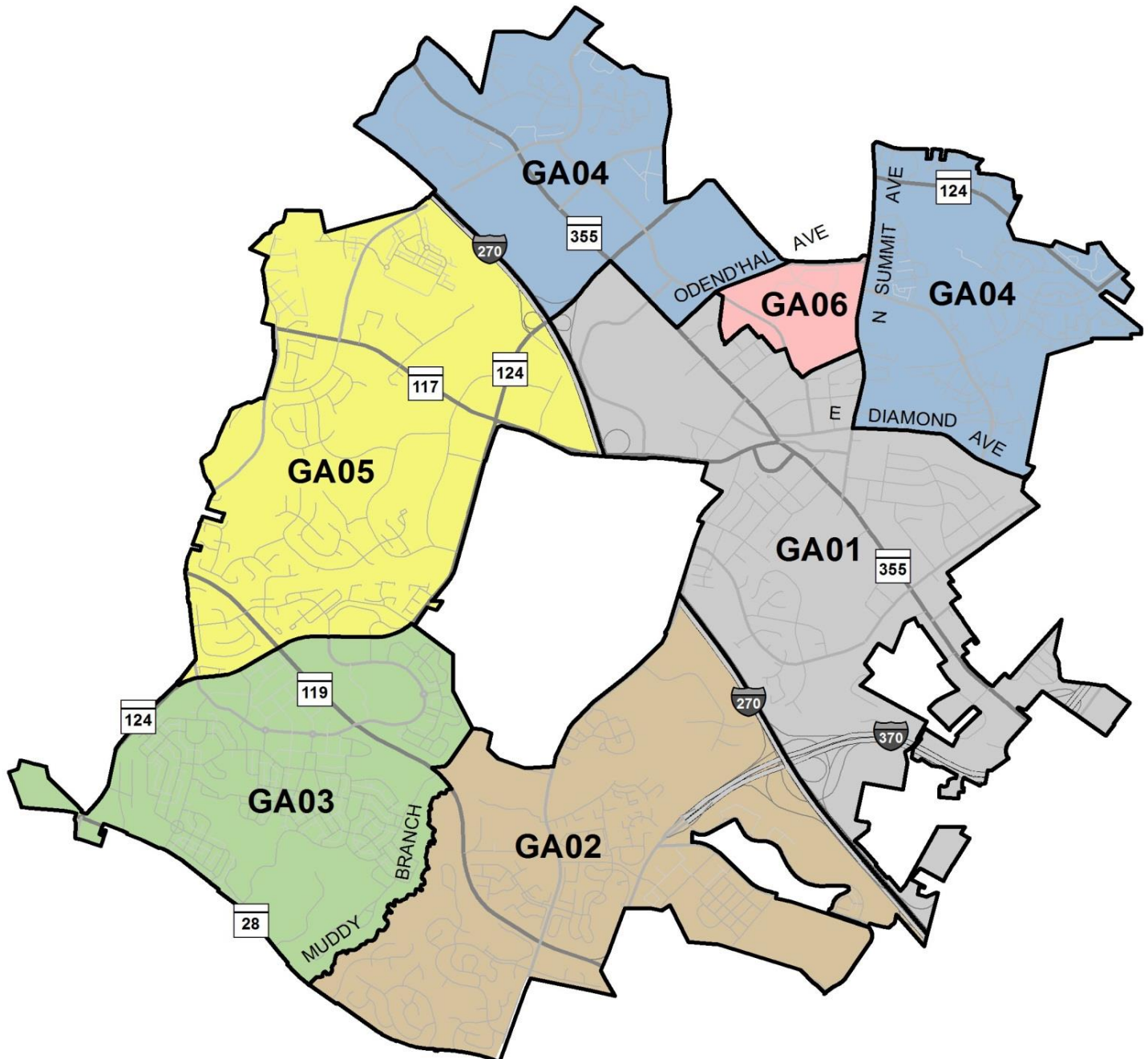
CITY VOTING AREA	ESTIMATED VOTERS	% OF TOT. POP.	ALL DWELLING UNITS †		OCCUPIED DWELLING UNITS † **				ESTIMATED POPULATION **		
			COMPLETED UNITS	% OF ALL COMPL. UNITS	UNITS APPRVD.	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
GA01	7,100	N/A	4,754	17.6%	4,900	4,461	131	308	12,261	838	13,099
GA02	9,069	N/A	6,105	22.5%	7,048	5,786	6	1,256	15,662	2,589	18,251
GA03	6,824	N/A	4,326	16.0%	4,703	4,134	19	549	11,786	913	12,699
GA04	9,368	N/A	6,308	23.3%	6,349	5,944	21	384	16,179	983	17,162
GA05	7,197	N/A	4,622	17.1%	5,359	4,372	163	824	12,430	1,657	14,086
GA06	1,114	N/A	967	3.6%	1,224	1,165	2	57	1,924	154	2,078
TOTALS	40,673	57.90%	27,083	N/A	29,583	25,862	342	3,379	70,241	7,134	77,375

Note: Estimated Eligible Voters based on 2011-2015 ACS, persons 18 years of age or older and US Citizens

† Dwelling Units do not include Group Quarters

** Adjusted for vacancy rates

NOTE: Individual figures may not add to totals, due to rounding.



CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				POPULATION **			
				UNIT TOTAL	UNITS PER AC	% OF CITY LAND AREA	% OF CITY TOT. UNITS	ESTIM. MAX. POP.	% OF CITY MAX. POP.	PERSONS PER AC	PERSONS PER SQ MI
CITY OF GAITHERSBURG (EXISTING)	6671.865	MIX	N/A	27,082	4.06	100%	100%	74,222	100%	11.12	7,120
DETACHED HOUSES - LOTS	1557.714	SFD	N/A	4,883	3.13	23.3%	18.0%	16,474	7560.0%	10.58	6,768
TOWNHOUSES - LOTS	329.2713	TH	N/A	6,406	19.46	4.9%	23.7%	20,272	9303.0%	61.57	39,403
TOWNHOUSE CONDOS - PARCELS	98.92793	TH	N/A	1,066	10.78	1.5%	3.9%	3,373	1548.1%	34.10	21,824
STACKED TOWNHOUSE CONDOS - PARCELS	61.06067	SC	N/A	949	15.54	0.9%	3.5%	2,108	967.2%	34.52	22,090
GARDEN-STYLE CONDOS - PARCELS	144.9921	GC	N/A	2,989	20.61	2.2%	11.0%	5,459	2505.0%	37.65	24,095
RENTAL APARTMENTS - PARCELS	455.9242	GA/HRA	N/A	9,136	20.04	6.8%	33.7%	9,136	4192.6%	20.04	12,825
GROUP QUARTERS - PARCELS	3.600978	GQ	N/A	46	12.77	0.1%	0.2%	46	21.1%	12.77	8,176
MIXED COMMERCIAL/RENTAL - PARCELS	32.28115	GA/COM	N/A	1,530	47.40	0.5%	5.6%	1,530	702.1%	47.40	30,333
COMMERCIAL FOR-PROFIT - PARCELS	1171.365	COM	N/A	N/A	N/A	17.6%	N/A	N/A	N/A	N/A	N/A
NON-PROFIT INSTITUTIONS - PARCELS	95.26012	NP	N/A	N/A	N/A	1.4%	N/A	N/A	N/A	N/A	N/A
RELIGIOUS INSTITUTIONS - PARCELS	54.51357	REL	N/A	N/A	N/A	0.8%	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE SCHOOLS - PARCELS	188.9379	SCH	N/A	N/A	N/A	2.8%	N/A	N/A	N/A	N/A	N/A
CITY FACILITIES - PARCELS	34.89854	CITY	N/A	N/A	N/A	0.5%	N/A	N/A	N/A	N/A	N/A
OTHER GOVERNMENT FACILITIES - PARCELS	143.4191	GOVT	N/A	N/A	N/A	2.1%	N/A	N/A	N/A	N/A	N/A
UTILITIES - PARCELS	61.22133	UTIL	N/A	N/A	N/A	0.9%	N/A	N/A	N/A	N/A	N/A
OTHER USES/VACANT - PARCELS	169.6096	OTH	N/A	N/A	N/A	2.5%	N/A	N/A	N/A	N/A	N/A
CITY PARKS - PARCELS	646.639	REC/OS	N/A	N/A	N/A	9.7%	N/A	N/A	N/A	N/A	N/A
OTHER PUBLIC PARKS - PARCELS	101.4417	REC/OS	N/A	N/A	N/A	1.5%	N/A	N/A	N/A	N/A	N/A
PRIVATE PARKS/GREENSPACE - PARCELS	457.222	REC/OS	N/A	N/A	N/A	6.9%	N/A	N/A	N/A	N/A	N/A
PUBLIC STREET RIGHT OF WAY	776.5114	TRNSP	N/A	N/A	N/A	11.6%	N/A	N/A	N/A	N/A	N/A
PRIVATE STREETS & RAILROAD	87.05315	TRNSP	N/A	N/A	N/A	1.3%	N/A	N/A	N/A	N/A	N/A
CITY OF GAITHERSBURG (EAST OF I-270)	3042.827	MIX	N/A	12,389	4.07	45.6%	100%	32,403	100%	10.65	6,815
CITY OF GAITHERSBURG (WEST OF I-270)	3618.294	MIX	N/A	15,053	4.16	54.2%	100%	41,819	100%	11.56	7,397
CITY OF GAITHERSBURG (FUTURE) *	6671.865	MIX	N/A	30,761	4.61	100%	100%	81,957	100%	12.28	7,862

BENNINGTON (ECHO-DALE)	34.5975	MIX	RP-T	295	8.53	0.5%	1.0%	934	1.1%	26.98	17,269
TOWNHOUSES - LOTS	16.7682	TH	MXD	295	17.59	48.5%	100.0%	934	100.0%	55.67	35,631
PARKS/GREENSPACE	11.1563	REC/OS	MXD	0	N/A	32.2%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW/PARKING	6.673	TRNSP	MXD	0	N/A	19.3%	0.0%	0	N/A	0	0
THE CHASE AT QUINCE ORCHARD *	13.99082	MIX	RP-T	106	7.58	0.2%	0.3%	341	0.4%	24.36	15,593
DETACHED HOUSES - LOTS	2.529316	SFD	MXD	26	10.28	18.1%	24.5%	88	25.7%	34.68	22,195
TOWNHOUSES - LOTS	2.713177	TH	MXD	80	29.49	19.4%	75.5%	253	74.3%	93.31	59,718
PARKS/GREENSPACE	4.281979	REC/OS	MXD	0	N/A	30.6%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	4.466345	TRNSP	MXD	0	N/A	31.9%	0.0%	0	N/A	0	0
CROWN FARM *	182.82	MIX	MXD	2,250	12.31	2.7%	7.3%	4,876	5.9%	26.67	17,070
N2 DETACHED HOUSES - LOTS	6.532736	SFD	MXD	60	9.18	3.6%	2.7%	202	4.2%	30.99	19,831
N1 TOWNHOUSES - LOTS	1.446097	TH	MXD	51	35.27	0.8%	2.3%	161	3.3%	111.61	71,427
N2 TOWNHOUSES - LOTS	10.00324	TH	MXD	286	28.59	5.5%	12.7%	905	18.6%	90.48	57,905
N1 2 OVER2 CONDOS - LOTS	2.724725	SC	MXD	70	25.69	1.5%	3.1%	155	3.2%	57.05	36,514
N1 COPLEY AT CROWN - LOTS	1.755257	GC	MXD	128	72.92	1.0%	5.7%	234	4.8%	133.18	85,234
N1 APARTMENTS OVER RETAIL - LOTS	10.4542	GA	MXD	778	74.42	5.7%	34.6%	2,066	42.4%	197.64	126,489
N1 COMMERCIAL - LOTS	12.92952	COM	MXD	0	N/A	7.1%	0.0%	0	N/A	0	0
N1 PARKS/GREENSPACE	0.704063	REC/OS	MXD	0	N/A	0.4%	0.0%	0	N/A	0	0
N2 & N4 PARKS/GREENSPACE	20.69011	REC/OS	MXD	0	N/A	11.3%	0.0%	0	N/A	0	0
N6 PUBLIC SCHOOL SITE	30.71522	INST	MXD	0	N/A	16.8%	0.0%	0	N/A	0	0
N1 PUBLIC & PRIVATE STREET ROW	9.887029	TRNSP	MXD	0	N/A	5.4%	0.0%	0	N/A	0	0
N2 PUBLIC & PRIVATE STREET ROW	20.23845	TRNSP	MXD	0	N/A	11.1%	0.0%	0	N/A	0	0
NEIGHBORHOOD 1	37.97941	MIX	MXD	1,027	27.04	20.8%	45.6%	1,819	37.3%	47.88	30,645
NEIGHBORHOOD 2	57.28492	MIX	MXD	346	6.04	31.3%	15.4%	1,101	22.6%	19.22	12,298
NEIGHBORHOOD 3	39.33903	MIX	MXD	429	10.91	21.5%	19.1%	1,236	25.3%	31.41	20,102
NEIGHBORHOOD 5	2.655119	GA	MXD	445	167.60	1.5%	19.8%	81	1.7%	30.59	19,577
CROWN POINTE	13.18694	MIX	RP-T	68	5.16	0.2%	0.2%	218	0.3%	16.52	10,576
DETACHED HOUSES - LOTS	1.493182	SFD	RP-T	13	8.71	11.3%	19.1%	44	20.1%	29.37	18,798
TOWNHOUSES - LOTS	2.93859	TH	RP-T	55	18.72	22.3%	80.9%	174	79.9%	59.23	37,907
PARKS/GREENSPACE	5.117562	REC/OS	RP-T	0	N/A	38.8%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	3.637603	TRNSP	RP-T	0	N/A	27.6%	0.0%	0	N/A	0	0
NORTH SECTION	7.071878	MIX	RP-T	34	4.81	53.6%	50.0%	110	50.6%	15.60	9,983
SOUTH SECTION	6.114141	TH	RP-T	34	5.56	46.4%	50.0%	108	49.4%	17.60	11,263

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				POPULATION **			
				UNIT TOTAL	UNITS PER AC	% OF CITY LAND AREA	% OF CITY TOT. UNITS	ESTIM. MAX. POP.	% OF CITY MAX. POP.	PERSONS PER AC	PERSONS PER SQ MI
FERNSHIRE	95.18	MIX		499	5.24	1.4%	1.6%	1,612	2.0%	16.94	10,839
BRIDLEWOOD	26.44	SFD	RP-T	80	3.03	27.8%	16.0%	270	16.7%	10.21	6,533
FERNSHIRE FARMS/COVENTRY	38.99	TH	RP-T	342	8.77	41.0%	68.5%	1,082	67.1%	27.76	17,765
FERNSHIRE WOODS	5.21	SFD	R-90 C	14	2.69	5.5%	2.8%	47	2.9%	9.07	5,802
HIDDEN ORCHARDS	9.19	SFD	R-90 C	23	2.50	9.7%	4.6%	78	4.8%	8.44	5,404
LONGDRAFT ESTATES	15.35	SFD	R-90 C	40	2.61	16.1%	8.0%	135	8.4%	8.79	5,627
HIDDEN CREEK	90.42	MIX	MXD	867	9.59	1.4%	2.8%	2,496	3.0%	27.60	17,667
LAND BAY I, II, III - LOTS	9.548669	SFD	MXD	69	7.23	10.6%	8.0%	233	9.3%	24.38	15,602
LAND BAY I, II, III - LOTS	14.6904	TH	MXD	382	26.00	16.2%	44.1%	1,209	48.4%	82.29	52,665
LAND BAY I, II, III - PARCELS	2.958838	SC	MXD	116	39.20	3.3%	13.4%	258	10.3%	87.06	55,722
RESIDENCES AT HIDDEN CREEK - PARCELS	6.526446	GA	MXD	300	45.97	7.2%	34.6%	797	31.9%	122.08	78,128
TOTAL GREENSPACE (CITY & HOA)	36.78159	REC/OS	MXD	0	N/A	40.7%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	19.70886	TRNSP	MXD	0	N/A	21.8%	0.0%	0	N/A	0	0
LAND BAY I	17.64	MIX	MXD	79	4.48	19.5%	9.1%	255	10.2%	14.43	9,237
LAND BAY II	11.51	SFD	MXD	31	2.69	12.7%	3.6%	105	4.2%	9.09	5,815
LAND BAY III	54.69	MIX	MXD	457	8.36	60.5%	52.7%	1,340	53.7%	24.50	15,682
RESIDENCES AT HIDDEN CREEK	6.58	GA	MXD	300	45.59	7.3%	34.6%	797	31.9%	121.08	77,492
KENTLANDS	367.4132	MIX	MXD	2,181	5.94	5.5%	7.1%	5,751	7.0%	15.65	10,018
KENTLANDS - NO COMMERCIAL AREAS	294.0371		MXD	2,181	7.42			5,751		19.56	12,518
ALL NEIGHBORHOODS - LOTS	71.56341	SFD	MXD	546	7.63	19.5%	25.0%	1,842	32.0%	25.74	16,474
ALL NEIGHBORHOODS - LOTS	19.85847	TH	MXD	352	17.73	5.4%	16.1%	1,114	19.4%	56.09	35,900
ALL NEIGHBORHOODS - PARCELS	3.11545	SC	MXD	100	32.10	0.8%	4.6%	222	3.9%	71.28	45,621
ALL NEIGHBORHOODS - PARCELS	19.57438	GC	MXD	644	32.90	5.3%	29.5%	1,176	20.5%	60.08	38,454
ALL NEIGHBORHOODS - PARCELS	12.84823	GA	MXD	446	34.71	3.5%	20.4%	1,184	20.6%	92.19	59,000
ALL NEIGHBORHOODS - URBAN COTTAGE	0	GA	MXD	42	N/A	N/A	1.9%	112	1.9%	N/A	N/A
ALL NEIGHBORHOODS - LIVE/WORK UNIT	1.085652	GA	MXD	51	46.98	0.3%	2.3%	101	1.8%	92.96	59,492
TOTAL GREENSPACE (CITY & HOA)	72.23542	REC/OS	MXD	0	N/A	19.7%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	84.78207	TRNSP	MXD	0	N/A	23.1%	0.0%	0	N/A	0	0
INSTITUTIONAL (GOVT, CHURCH, SCHL)	15.91433	INST	MXD	0	N/A	4.3%	0.0%	0	N/A	0	0
TOTAL COMMERCIAL	70.63687	COM	MXD	0	N/A	19.2%	0.0%	0	N/A	0	0
UNPLATTED LAKES ETC.	25.03	REC/OS	MXD	0	N/A	6.8%	0.0%	0	N/A	0	0
MARKET SQUARE COMMERCIAL	22.1722	COM	MXD	0	N/A	6.0%	0.0%	0	N/A	0	0
MIDTOWN COMMERCIAL	11.43595	COM	MXD	0	N/A	3.1%	0.0%	0	N/A	0	0
RETAIL AREA COMMERCIAL	39.76793	COM	MXD	0	N/A	10.8%	0.0%	0	N/A	0	0
GATEHOUSE	48.14125	MIX	MXD	230	4.78	13.1%	10.5%	758	13.2%	15.74	10,073
HILL DISTRICT (INCL. QUARRY & RCES)	107.7891	MIX	MXD	741	6.87	29.3%	34.0%	2,068	36.0%	19.19	12,282
LAKE DISTRICT (LOWER)	11.34603	MIX	MXD	20	1.76	3.1%	0.9%	65	1.1%	5.69	3,644
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	26.34672	MIX	MXD	87	3.30	7.2%	4.0%	288	5.0%	10.92	6,988
MIDTOWN	38.90005	MIX	MXD	654	16.81	10.6%	30.0%	1,557	27.1%	40.03	25,618
OLD FARM DISTRICT	14.28058	MIX	MXD	78	5.46	3.9%	3.6%	248	4.3%	17.38	11,126
RETAIL AREA (THE COLONADE)	5.85163	MIX	MXD	307	52.46	1.6%	14.1%	561	9.7%	95.81	61,320
TSCHIFFELY SQUARE ROAD DISTRICT	16.35177	MIX	MXD	64	3.91	4.5%	2.9%	207	3.6%	12.63	8,085
LAKELANDS	324.04	MIX	MXD	1,623	5.01	4.9%	5.3%	4,707	5.7%	14.53	9,297
ALL PHASES - LOTS	64.74532	SFD	MXD	548	8.5	20.0%	33.8%	1,849	39.3%	28.55	18,275
ALL PHASES - LOTS	19.71132	TH	MXD	444	22.5	6.1%	27.4%	1,405	29.8%	71.28	45,621
ALL PHASES - PARCELS	4.123049	SC	MXD	202	49.0	1.3%	12.4%	449	9.5%	108.80	69,634
ALL PHASES - PARCELS	9.387925	GC	MXD	159	16.9	2.9%	9.8%	290	6.2%	30.93	19,796
ALL PHASES - PARCELS	6.881405	GA	MXD	253	36.8	2.1%	15.6%	672	14.3%	97.64	62,489
ALL PHASES - LOTS/PARCELS (LIVE-WORK)	1.189601	GA	MXD	17	14.3	0.4%	1.0%	42	0.9%	35.72	22,860
TOTAL GREENSPACE (CITY & HOA)	153.1049	REC/OS	MXD	0	N/A	47.2%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	58.43	TRNSP	MXD	0	N/A	18.0%	0.0%	0	N/A	0	0
INSTITUTIONAL (GOVT, CHURCH, SCHL)	8.980165	INST	MXD	0	N/A	2.8%	0.0%	0	N/A	0	0
TOTAL COMMERCIAL	1.609022	COM	MXD	0	N/A	0.5%	0.0%	0	N/A	0	0
UNPLATTED STREAM VALLEY ETC.	87.58	REC/OS	MXD	0	N/A	27.0%	0.0%	0	N/A	0	0
PHASE I SECTION 1	30.10	MIX	MXD	580	19.27	9.3%	35.7%	1,509	32.1%	50.12	32,077
PHASE I SECTION 2	74.35	MIX	MXD	300	4.03	22.9%	18.5%	989	21.0%	13.31	8,517
PHASE II SECTION 1	14.53	MIX	MXD	113	7.78	4.5%	7.0%	369	7.8%	25.38	16,246
PHASE II SECTION 2	54.78	MIX	MXD	250	4.56	16.9%	15.4%	813	17.3%	14.84	9,495
PHASE III SECTION 1	14.61	MIX	MXD	92	6.30	4.5%	5.7%	302	6.4%	20.65	13,219
PHASE III SECTION 2 (LANE IN THE WOODS)	20.17	SFD	MXD	61	3.02	6.2%	3.8%	206	4.4%	10.20	6,529
PHASE III SECTION 3 (LANE IN THE WOODS)	2.34	SFD	MXD	12	5.12	0.7%	0.7%	40	0.9%	17.28	11,056
LAKELANDS RIDGE (GREAT SENECA N)	25.56	MIX	MXD	215	8.41	7.9%	13.2%	479	10.2%	18.75	12,002

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				POPULATION **			
				UNIT TOTAL	UNITS PER AC	% OF CITY LAND AREA	% OF CITY TOT. UNITS	ESTIM. MAX. POP.	% OF CITY MAX. POP.	PERSONS PER AC	PERSONS PER SQ MI
ORCHARD PLACE	16.19	TH	R-20	156	9.63	0.2%	0.5%	494	0.6%	30.49	19,513
TOWNHOUSES	11.07789	TH	R-20	156	14.08	68.4%	100.0%	494	100.0%	44.56	28,521
GREENSPACE	3.03693	REC/OS	R-20	0	N/A	18.8%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	2.07669	TRNSP	R-20	0	N/A	12.8%	0.0%	0	N/A	0	0
ORCHARD POND	43.45	GA	R-20	747	17.19	0.7%	2.4%	1,787	2.2%	41.13	26,320
PARK SUMMIT	36.76	MIX	R-20	395	10.75	0.6%	1.3%	1,154	1.4%	31.39	20,087
PARK SUMMIT TOWNHOUSES	14.85003	TH	R-20	323	21.75	40.4%	81.8%	1,022	88.6%	68.83	44,052
PARK SUMMIT CONDOMINIUMS	2.62814	GC	R-20	72	27.40	7.2%	18.2%	131	11.4%	50.03	32,020
GREENSPACE	10.42237	REC/OS	R-20	0	N/A	28.4%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	8.8558	TRNSP	R-20	0	N/A	24.1%	0.0%	0	N/A	0	0
PHEASANT RUN	88.43	MIX		307	3.47	1.3%	1.0%	1,022	1.2%	11.56	7,399
PHEASANT RUN	57.9929	SFD	R-90C,R-6	243	4.19	65.6%	79.2%	820	80.2%	14.14	9,047
PHEASANT RUN (DUPLEXES)	8.3565	TH	R-90C	64	7.66	9.4%	20.8%	203	19.8%	24.24	15,511
GREENSPACE	2.8622	REC/OS	R-90C	0	N/A	3.2%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	19.22123	TRNSP	R-90C,R-6	0	N/A	21.7%	0.0%	0	N/A	0	0
POTOMAC OAKS CONDOS	31.18	GC	R-20	541	17.35	0.5%	1.8%	988	1.2%	31.69	20,280
QUINCE ORCHARD PARK	69.84	MIX	MXD	504	7.22	1.0%	1.6%	1,531	1.9%	21.92	14,027
ALL PHASES - LOTS	16.49362	SFD	MXD	189	11.5	23.6%	37.5%	638	41.7%	38.66	24,742
ALL PHASES - LOTS	11.20318	TH	MXD	205	18.3	16.0%	40.7%	649	42.4%	57.91	37,060
ALL PHASES - PARCELS	4.40928	SC	MXD	110	24.9	6.3%	21.8%	244	16.0%	55.40	35,458
TOTAL GREENSPACE (CITY & HOA)	16.63462	REC/OS	MXD	0	N/A	23.8%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET ROW	21.09710	TRNSP	MXD	0	N/A	30.2%	0.0%	0	N/A	0	0
PHASE I	8.41811	SFD	MXD	92	10.9	12.1%	18.3%	310	20.3%	36.87	23,597
PHASE I	5.04048	TH	MXD	110	21.8	7.2%	21.8%	348	22.7%	69.06	44,199
PHASE II	8.07551	SFD	MXD	97	12.0	11.6%	19.2%	327	21.4%	40.52	25,935
PHASE II	6.1627	TH	MXD	95	15.4	8.8%	18.8%	301	19.6%	48.78	31,221
PHASE II (2 OVER 2 CONDOS)	4.40928	SC	MXD	110	24.9	6.3%	21.8%	244	16.0%	55.40	35,458
WATKINS MILL TOWN CENTER *	125.21	MIX	MXD	1,066	8.51	1.9%	3.5%	2,365	2.9%	18.89	12,091
DETACHED HOUSES - LOTS	8.90815	SFD	MXD	94	10.6	7.1%	8.8%	317	13.4%	35.60	22,784
TOWNHOUSES - LOTS	5.853719	TH	MXD	180	30.7	4.7%	16.9%	570	24.1%	97.31	62,278
2/2 CONDO TOWNHOUSES - PARCELS	3.033999	SC	MXD	142	46.8	2.4%	13.3%	315	13.3%	103.94	66,521
HIGH-RISE CONDOS - PARCELS	0	HRC	MXD	593	0.0	0.0%	55.6%	983	41.6%	N/A	N/A
LIVE-WORKS (UPTOWN ST)	0.916598	TH	MXD	20	N/A	0.7%	1.9%	63	2.7%	69.05	44,192
TOWN CENTER TOWNHOUSES (URBAN A	0	TH	MXD	37	N/A	0.0%	3.5%	117	5.0%	N/A	N/A
TOTAL GREENSPACE (CITY & HOA)	50.12922	REC/OS	MXD	0	N/A	40.0%	0.0%	0	N/A	0	0
PUBLIC & PRIVATE STREET/CCT ROW	26.56	TRNSP	MXD	0	N/A	21.2%	0.0%	0	N/A	0	0
TOTAL COMMERCIAL	1.484366	COM	MXD	0	N/A	1.2%	0.0%	0	N/A	0	0

* Population Shown is the ultimate build-out population, not the current population. Areas shown in subcategories are for platted properties only and may not sum to the overall project size.

** Population estimates are for the maximum possible population and assume 100% occupancy of all dwelling units.

CITY OF GAITHERSBURG
JANUARY 2021
DWELLING UNITS AND ESTIMATED POPULATION
CITY-WIDE ESTIMATES BY HOUSING TYPE

POPULATION ESTIMATE - ADJUSTED FOR VACANCY RATES ***						
TYPE OF DWELLING UNIT	ESTIMATED VACANCY RATE	COMPLETED OCCUPIED UNITS	FUTURE OCCUPIED UNITS	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY DETACHED UNITS (SFD)	3.25%	4,725	86	15,942	291	16,232
TOWNHOUSE UNITS (TH)	2.10%	7,315	383	23,148	1,211	24,360
GARDEN APARTMENT UNITS (GA)	9.93%	7,287	751	19,351	1,995	21,346
GARDEN CONDOMINIUM UNITS (GC)	6.00%	2,810	0	5,131	0	5,131
STACKED TH CONDO UNITS (SC)	1.92%	931	67	2,067	148	2,215
HIGH RISE APARTMENT UNITS (HRA)	9.93%	2,315	1,535	3,837	2,544	6,381
HIGH RISE CONDOMINIUM UNITS (HRC)	6.00%	120	557	199	924	1,123
GROUP QUARTERS (GQ) **	0.00%	360	0	566	21	587
OVERALL CITY TOTALS *		25,502	3,379	70,242	7,134	77,376

POPULATION ESTIMATE - 100% OCCUPANCY						
TYPE OF DWELLING UNIT	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	UNITS TO BE COMPLETED	ESTIMATED MAXIMUM POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE MAX. POPULATION
SINGLE FAMILY DETACHED UNITS (SFD)	4,973	4,884	89	16,477	300	16,777
TOWNHOUSE UNITS (TH)	7,863	7,472	391	23,646	1,237	24,883
GARDEN APARTMENT UNITS (GA)	8,924	8,090	834	21,485	2,215	23,700
GARDEN CONDOMINIUM UNITS (GC)	2,989	2,989	0	5,459	0	5,459
STACKED TH CONDO UNITS (SC)	1,017	949	68	2,108	151	2,259
HIGH RISE APARTMENT UNITS (HRA)	4,274	2,570	1,704	4,260	2,824	7,084
HIGH RISE CONDOMINIUM UNITS (HRC)	721	128	593	212	983	1,195
GROUP QUARTERS (GQ) **	360	360	0	577	24	600
OVERALL CITY TOTALS *	30,761	27,082	3,679	74,222	7,734	81,957

HOUSING TYPE BY PERCENTAGE						
TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF APPROVED UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF COMPLETED UNIT TOTAL	FUTURE DWELLING UNITS	PERCENT OF FUTURE UNITS
SINGLE FAMILY DETACHED UNITS (SFD)	4,973	16.0%	4,884	17.8%	89	2.4%
TOWNHOUSE UNITS (TH)	7,863	25.3%	7,472	27.2%	391	10.6%
GARDEN APARTMENT UNITS (GA)	8,924	28.7%	8,090	29.5%	834	22.7%
GARDEN CONDOMINIUM UNITS (GC)	2,989	9.6%	2,989	10.9%	0	0.0%
STACKED TH CONDO UNITS (SC)	1,017	3.3%	949	3.5%	68	1.8%
HIGH RISE APARTMENT UNITS (HRA)	4,274	13.7%	2,570	9.4%	1,704	46.3%
HIGH RISE CONDOMINIUM UNITS (HRC)	721	2.3%	128	0.5%	593	16.1%
GROUP QUARTERS (GQ) **	360	1.2%	360	1.3%	0	0.0%
OVERALL CITY TOTALS (incl. GQ)	31,121	100.0%	27,442	100.0%	3,679	100.0%

NOTES

NOTE: Individual figures may not add to totals, due to rounding.

* Group quarters are not included in the total housing unit counts but are included in the total population counts.

** Group quarters population is calculated by adding the current estimated population in known (institutionalized) group quarters units to the estimated remaining number of persons in non-institutionalized group quarters, based on the proportion of this group's population to the total population of the City. The ratio is derived from the 2010 Census Demographic Profile Data (DP-1), and is calculated below.

TOTAL POPULATION, 2010	GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	NON-INSTITUTIONALIZED GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	PERCENT OF HOUSEHOLD POPULATION
59933	547	0.9127%	175	0.2920%	0.2947%

*** Vacancy Rates are based on the 2006-2010 American Community Survey (ACS), Fields B25024 & B25032 and the MCDHCA 2018 Rental Housing Survey Results (<https://reports.data.montgomerycountymd.gov/countystat/objective/housing>).